



\$599,000

1905 E 9TH ST, TUCSON, AZ 85719, USA

<https://rehomes.us>

A perfect blend of charm and profitability in the sought-after Sam Hughes neighborhood, this historic bungalow was originally built in 1939 in a location that's second to none! This updated gem comes with a matching, newly-built, fully-furnished guest house, allowing you to capitalize on what has already been a very successful 2-unit Airbnb. Seller has [...]

- 4 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



Jeanine McBride

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1939

Days On Market: 10

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: irr

View: None

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7405.00 sq ft

MLS #: 22409125

Bathrooms Full: 2

List Number Main: 22409125

Municipality/Zoning: Tucson - R1

Township: 14

Description

Legal Description: DIST:UNIVERSITY CITY/MUNI/TWP:SAM HUGHES SEC/TWN/RNG/MER:SEC 08 TWN 14S RNG 14E AMERICAN VILLA RESUB LOT 11 BLK 1 MAP R

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Bar

Extra Room: None

Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator

Building Details

Lot Features: Adjacent to Alley

of Carport Spaces: 0.00

Basement: No

Construction: Masonry Stucco

of Garage Spaces: 0.00

Style: Bungalow

Construction Status: Existing

Garage/Carport Feat: None

Floor covering: Ceramic Tile, Laminate

Fence: Other: Metal

Main House SqFt: 990.00 sq ft

Stories: One

Fence: Block



Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Subdivision Name: American Villa Resub

Landscape - Front: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Trees

Horse Property: No

Guest House SqFt: 400.0000

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: Roll-In Shower

Section: 8

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Built-Up, High Speed Internet,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: Sam Hughes

Tax Code: 129-04-0120

Property Disclosures: Lead-Based Paint

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Forest Properties Inc

Listing Office Address: 1777 N Scottsdale Rd #4002, Scottsdale, AZ 85255

Listing Member Phone: (520) 271-1557

Listing Office Phone: (928) 536-9111

Listing Office Url:
<http://www.az-fp.com>

Units Information

Unit Level: 1



Amenities & Features

Interior Features: Ceiling Fan(s)	Exterior Features: None
Sewer: Connected	Neighborhood Feature: None
Primary Bathroom Features: Pedestal Sink(s),Shower & Tub	Fireplace Location: Other: Living Room
Pool: Conventional: No	Laundry: Dryer,Washer
Fireplace: Wood Burning	Main Cooling: Ceiling Fans,Central Air,Mini-Split
Main Heating: Electric	Patio/Deck: Covered,Patio
Pool: None	Security: Smoke Detector(s),Wrought Iron Security Door
Spa: None, None	Water: City
Water Heater: Tankless Water Htr	Window Covering: Stay
Gas: None	Guest Facilities: House

Nearby Schools

High School: Tucson	Middle School: Mansfeld
Elementary School: Sam Hughes	

Fees and Taxes

Tax Year: 2023

