



**\$675,000**

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

<https://rehomes.us>

A perfect blend of charm and profitability in the highly sought-after Sam Hughes neighborhood, our historic bungalow was originally built in 1939 in a location that's second to none! This fully-furnished, updated gem comes with a matching, newly-built guest house, allowing you to maximize your short-or long-term rental income potential. City zoning allows for [...]

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



**Jeanine McBride**

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## **Basics**





<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 7405.00 sq ft
<b>Year built:</b> 1939	<b>MLS #:</b> 22319260
<b>Days On Market:</b> 4	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22319260
<b>Lot Acres:</b> 0.17 acres	<b>Municipality/Zoning:</b> Tucson - R1
<b>Lot Dimensions:</b> irr	<b>Township:</b> 14
<b>View:</b> None	

**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**

<b>Sauna Level:</b> TUSD	<b>Kitchen Features:</b>
	<b>Appliance Color:</b> Black
<b>Dining Areas:</b> Breakfast Bar	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Dishwasher,Electric Cooktop,Garbage Disposal,Microwave,Refrigerator	

**Building Details**

<b>Lot Features:</b> Adjacent to Alley	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 1.00	<b>Floor covering:</b> Ceramic Tile, Laminate
<b>Basement:</b> No	<b>Fence: Other:</b> metal
<b>Construction:</b> Masonry Stucco	<b>Main House SqFt:</b> 990.00 sq ft
<b># of Garage Spaces:</b> 0.00	<b>Stories:</b> One
<b>Style:</b> Bungalow	<b>Fence:</b> Block
<b>Construction Status:</b> Existing	





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## 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,Low Care

**Horse Property:** No

**Guest House SqFt:** 400.0000

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

**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,VA

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## Listing Office

**ListingOfficeName:** Forest Properties Inc

**Listing Office Address:** 2100 E Rim Club Dr, Payson, AZ 85541

**Listing Member Phone:** (520) 271-1557

**Listing Office Phone:** (602) 904-2320

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

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## Units Information

**Unit Level:** 1





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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Furnished

**Sewer:** Connected

**Primary Bathroom Features:** Pedestal Sink(s),Shower & Tub

**Fireplace Location: Other:** Family Room

**Laundry:** Dryer,Washer

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split

**Patio/Deck:** Patio,Slab

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** None

**Neighborhood Feature:** None

**Guest Facilities: Other:** BUILT 2023

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Forced Air,Mini-Split

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric,Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Sam Hughes

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

