



**\$629,000**

## **2026 W SHALIMAR WAY, TUCSON, AZ 85704, USA**

<https://rehomes.us>

0.94 of an Acre and no HOA – 4-Bed and 2.5-bath and Pebble Tec Pool – Big Kitchen with Granite Countertops – Cherry Cabinets – Stainless Steel Appliances – HUGE Bonus room (Home School room or Workout Room or Studio or Gaming Room...you decide) – Tankless water-heater – Halo Water treatment – Solar – Plenty [...]

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



**Gabrielle Feinholtz**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1971

**Days On Market:** 25

**County:** Pima

**Lot Acres:** 0.94 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 40946.00 sq ft

**MLS #:** 22416745

**Bathrooms Full:** 2

**List Number Main:** 22416745

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** Oracle Heights Estates Lot 111

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Induction Cooktop,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Office

Building Details



**Lot Features:** Adjacent to Wash,Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2855.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Concrete Block

**# of Garage Spaces:** 2.00

**Style:** Ranch,Territorial

**Construction Status:** Existing

## 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:** N/A

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular,To Property Line

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Chip/Seal

**Technology:** Built-Up - Reflect, Cable TV

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** Other Bath Modification

**Assessments:** \$0

**Community:** None

**Tax Code:** 102-09-1110

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional

## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

**Listing Member Phone:** (520) 603-5899

**Listing Office Phone:** (520) 745-4545

**Listing Office Url:**  
<http://www.azmoves.com>

---

## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Foyer,Skylights,Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Shower Only

**Pool: Conventional:** Yes

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** Salt Water

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Tankless Water Htr

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Dryer,Sink,Washer

**Main Cooling:** Ceiling Fans,Ceiling  
Fans Pre-Wired,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Prewired

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Donaldson

**Middle School:** Cross

---

## Fees and Taxes

**Tax Year:** 2023

