



**\$597,000**

## **2039 E 8TH ST, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Nestled in the charming Sam Hughes neighborhood this captivating property offers a blend of historic allure and modern amenities the main house features 2 cozy bedrooms and a sleek, updated bathroom. The charm doesn't stop there - a separate guest house studio complete with a kitchen and full bathroom promises comfort and privacy for visitors [...]

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



**Jessica Koc**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1947

**Days On Market:** 25

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** n/a

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6534.00 sq ft

**MLS #:** 22324842

**Bathrooms Full:** 2

**List Number Main:** 22324842

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** fairmount lot 17 blk 35

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Freezer,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** None

Building Details

**Lot Features:** Adjacent to Alley

**# of Carport Spaces:** 0.00

**Floor covering:** Ceramic Tile

**Style: Other:** Mid Century Modern

**Main House SqFt:** 898.00 sq ft

**Stories:** One

**Construction Status:** Existing

**Garage/Carport Feat:** None

**Roof: Other:** Flat

**Basement:** No

**Construction:** Masonry Stucco

**# of Garage Spaces:** 0.00

**Fence:** Chain Link,Stucco Finish



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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:** Fairmount Addition

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert

**Horse Property:** No

**Guest House SqFt:** 350.0000

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Security: Other:** outdoor nest cameras

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sam Hughes

**Tax Code:** 125-07-5870

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** City

**Terms:** Conventional

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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 355-7720

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Furnished,Primary Downstairs,Wall Paper

**Sewer:** Connected

**Electric:** TEP Guarantee

**Fireplace Location: Other:** None

**Laundry:** Dryer,Laundry Closet,Stacked Space,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Slab

**Security:** Cameras,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** BBQ,Play Equipment

**Neighborhood Feature:** Historic,Paved Street,Sidewalks,Street Lights

**Primary Bathroom Features:** Exhaust Fan,Pedestal Sink(s),Shower Only

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**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:** 2023

