



## 2056 E CALLE DE DULCINEA, TUCSON, AZ 85718, USA

<https://rehomes.us>

Double GATED community is perfect for a walk to La Encantada, Starbucks, or a quick bop to downtown. Enter through the gated courtyard & be drawn to oversized patio perfect for privacy & extending your outdoor living. This modern updated home w/ cathedral wood beamed ceilings, immediately lures you towards a wall of windows/sliders - [...]



**Patricia Brown**

**\$590,000**

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1988

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** unknown

**View:** City,Mountains,Panoramic,Sunrise,Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 3877.00 sq ft

**MLS #:** 22317623

**Bathrooms Full:** 2

**List Number Main:** 22317623

**Municipality/Zoning:** Pima County - CR4

**Township:** 13

Description

**Legal Description:** Sierra Catalina Ests Townhome Lot 42

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Nook,Great Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Microwave,Reverse Osmosis

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Storage

Building Details



**Lot Features:** Borders Common Area,Elevated Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1800.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length,Separate Storage Area

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Burnt Adobe

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** 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:** Sierra Catalina Estates (1-99)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Sierra Catalina

**Home Protection: Plan By:** AHS

**Driveway:** Car(s) Pad

**Section:** 5

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile, Cable TV,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-02-3250

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250,  
Tucson, AZ 85718

**Listing Member Phone:** (520) 240-0629

**Listing Office Phone:** (520) 577-7433

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling  
Fan(s),Foyer,High Ceilings 9+,Skylights,Split Bedroom  
Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Patio/Deck: Other:** Courtyard

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** Gas,Wood Burning

**Main Heating:** Heat Pump

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Gated,Paved  
Street,Pool,Spa

**Fireplace Location: Other:** Great  
Room

**Pool: Conventional:** No

**Laundry:** Laundry Room,Sink,Storage

**Main Cooling:** Central Air,Heat Pump

**Patio/Deck:** Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools



High School: Catalina Fthls

Elementary School: Manzanita

Middle School: Orange Grove

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## Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint,Front Yard Maint,Garbage Collection,Gated Community,Street Maint

Association & Fees: HOA Amt (Monthly): \$205

Association & Fees: HOA Payment Frequency: Monthly

