



**\$389,000**

**2171 W SUNSET SURPRISE CT, TUCSON, AZ  
85742, USA**

<https://rehomes.us>

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

Nestled in the charming neighborhood of La Cholla Bluffs, this 3 bedroom open floorplan home offers everything you need including new appliances, new HVAC, freshly painted, finished garage and much more. Additionally, it is conveniently located within a short distance to all the amenities and attractions Tucson has to offer. Come take a look!



**Melissa Manning Bishop**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 31

**County:** Pima

**Lot Acres:** 0.00 acres

**Lot Dimensions:** 45 X 110

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.12 sq ft

**MLS #:** 22414544

**Bathrooms Full:** 2

**List Number Main:** 22414544

**Municipality/Zoning:** Pima County - CR5

**Township:** 12

Description

**Legal Description:** La Cholla Bluffs Lot 20

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** None

**Kitchen Features: Countertops:** Granite

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Gas Range,Microwave

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1921.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# 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:** La Cholla Bluffs

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-05-4050

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

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## Listing Office

**ListingOfficeName:** Neal Manning Company Realtors

**Listing Office Address:** 4609 E. Second St. No. B, Tucson, AZ 85711

**Listing Member Phone:** (520) 360-5875

**Listing Office Phone:** (520) 325-6616

**Listing Office Url:** <http://https://www.manningco@comcast.net>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower &  
Tub

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Mesa Verde

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common  
Area Maint

**Association & Fees: HOA Payment Frequency:**  
Monthly

