



**\$1,700,000**

## **2200 N KIMBERLEE RD, TUCSON, AZ 85749, USA**

<https://rehomes.us>

Rare opportunity for a 5+ acre Ranch home with Commercial Zoning on the east side of Tucson with a Private Court Yard, Guest House, Office, Barn, Stables, 220' long by 150' wide Arena, Private Well plus City Water, Septic plus Sewer Connection available and so much more! Would make a perfect place for a Veterinarian, [...]

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



**Justin Valdez**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1957

**Days On Market:** 42

**County:** Pima

**Lot Acres:** 5.42 acres

**Lot Dimensions:** 385 x 672 x 340 x 259 x 51 x 374

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 236094.00 sq ft

**MLS #:** 22326591

**Bathrooms Full:** 2

**List Number Main:** 22326591

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

**Township:** 14

Description

**Legal Description:** S390.5' N1000.5' W639' OF LOT 2 EXC N50' S390.5' E254.66' W639' 5.42 AC SEC 1-14-15

Rooms

**Sauna Level:** Tanque Verde

**Extra Room:** Office,Storage,Workshop

**Dining Areas:** Formal Dining Room

**Kitchen Features:** Gas Range

Building Details

**Lot Features:** Adjacent to Wash

**# of Carport Spaces:** 3.00

**Floor Covering:** Other: Mix

**Main House SqFt:** 2308.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Basement:** No

**Construction:** Burnt Adobe

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Natural Desert

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 813.0000

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Rolled, None

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** Yes

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 133-02-043A

**Property Disclosures:** Lead-Based Paint,Unknown

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash,Submit

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## Listing Office

**ListingOfficeName:** Arizado Realty

**Listing Office Phone:**  
(520) 551-8896

**Listing Office Address:** 100 East Fry Blvd., Sierra Vista, AZ 85635

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## Amenities & Features



**Exterior Features:** Courtyard,Outdoor Kitchen,Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family Room

**Laundry:** In Kitchen

**Main Cooling:** Central Air

**Patio/Deck:** Patio,Ramada

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** None

**Water:** Private Well

**Window Covering:** Stay

**Guest Facilities:** House

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## Nearby Schools

**High School:** Tanque Verde

**Elementary School:** Tanque Verde

**Middle School:** Emily Gray

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## Fees and Taxes

**Tax Year:** 2023

