



**\$445,000**

**2202 E FLORENCE DR, TUCSON, AZ 85719, USA**

<https://rehomes.us>

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

Shaheen Estates brick home with 1960's character on large corner lot. Excellent location close to University of Arizona. Banner Hospital, shopping, park, and restaurants. Big kitchen with cabinets galore, breakfast bar and dining area. Gathering room has fireplace and opens into enclosed Arizona room, great for game room, media room, office, etc. Three large bedrooms, [...]



**Shirley Rupp**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1964

**Days On Market:** 37

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9322.00 sq ft

**MLS #:** 22312704

**Bathrooms Full:** 2

**List Number Main:** 22312704

**Municipality/Zoning:** Tucson - R1

**Township:** 13

Description

**Legal Description:** Shaheen Estates Lot 7 Blk 7

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Gas Range,Refrigerator

**Kitchen Features: Appliance Color:** Other

**Extra Room:** Arizona Room,Storage,Workshop

Building Details

**Lot Features:** Adjacent to Alley,Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2040.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Manual Door

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Construction:** Brick

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Shaheen Estates

**Landscape - Front: Other:** Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 112-05-2670

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Foam, Alarm System

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 241-0939

**Listing Office Phone:** (520) 544-2335

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

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## Amenities & Features



<b>Interior Features:</b> Storage	<b>Exterior Features:</b> Shed
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Park,Paved Street
<b>Primary Bathroom Features:</b> Shower Only	<b>Fireplace Location: Other:</b> Living Room
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Laundry Room
<b>Fireplace:</b> Wood Burning	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Covered,Patio
<b>Pool:</b> None	<b>Security:</b> Alarm Installed,Wrought Iron Security Door
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Some
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Catalina	<b>Middle School:</b> Doolen
<b>Elementary School:</b> Cragin	

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## Fees and Taxes

**Tax Year:** 2022

