



**\$395,000**

## **2212 E GRANT RD, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Welcome to 2212 E Grant Rd! This exceptional property offers an incredible opportunity to own a charming residence in a highly sought-after location. Boasting 3 bedrooms and 2 bathrooms, this 1,650 sqft home is perfect for families, professionals, or investors looking for an ideal place to call their own. In the low maintenance backyard you'll find [...]

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



**David Segovia**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1946

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 73'X128'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9322.00 sq ft

**MLS #:** 22405486

**Bathrooms Full:** 2

**List Number Main:** 22405486

**Municipality/Zoning:** Tucson - R1

**Township:** 14

## Description

**Legal Description:** CATALINA VISTA RESUB LOT 7 BLK 4

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Gas Hookup Available,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details



**Lot Features:** North/South Exposure,Subdivided  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Construction:** Brick  
**# of Garage Spaces:** 0.00  
**Style:** Ranch  
**Construction Status:** Existing

**Garage/Carport Feat:** Attached  
Garage/Carport  
**Floor covering:** Ceramic Tile, Laminate  
**Floor Covering: Other:** LVP  
**Main House SqFt:** 1650.00 sq ft  
**Stories:** One  
**Fence:** Block,Chain Link

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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:** Catalina Vista

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Shingle, None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 123-05-2750

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

**Road Maintenance:** City

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

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## Listing Office



**ListingOfficeName:** KMS Realty

**Listing Office Phone:** (520) 612-1700

**Listing Office Address:** 5225 E Pima St, Tucson, AZ  
85712

**Listing Member Phone:** (520)  
820-9524

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Storage

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** None

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Slab

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**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:** Catalina

**Middle School:** Doolen

**Elementary School:** Blenman

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## Fees and Taxes

**Tax Year:** 2023

