



\$399,000

**2217 W CATALINA VIEW DR, TUCSON, AZ
85742, USA**

<https://rehomes.us>

Home, sweet home! This charming 3-bedroom corner lot home boasts vaulted ceilings and engineered wood floors, creating a warm, welcoming atmosphere. The spacious living room features a cozy fireplace, perfect for relaxing evenings. The eat-in kitchen is equipped with white cabinetry, stainless steel appliances, a tile backsplash, ample counter space, track lighting, and a breakfast [...]

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



Marjan Polek

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1998

Days On Market: 8

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: 41-111-61-102

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5663.00 sq ft

MLS #: 22412373

Bathrooms Full: 2

List Number Main: 22412373

Municipality/Zoning: Pima County - CR5

Township: 12

Description

Legal Description: Bluffs II Lot 349

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Kitchen Features: **Countertops:** Laminate

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave

Building Details

Lot Features: Corner Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1524.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile, Engineered Wood

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Santa Barbara,Southwestern

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.

Special Listing Conditions: None

Subdivision Name: Discovery At The Bluffs II **Co-op Fee:** \$3

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

Direction: W

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel

Driveway: Paved: Concrete

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: No **Association & Fees: HOA:** Yes

Association & Fees: HOA Transfer Fee: \$150

Association & Fees: HOA Name: The Bluffs II

Association & Fees: HOA Telephone: 520-797-3224

Home Protection: Offered: No

Accessibility Option: None

Assessments: \$0

Section: 21

Community: None

Fire Protection: Included in Taxes

Tax Code: 225-04-9100

Range: 13.00

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Type: Paved

Road Maintenance: City

Technology: Tile, Cable TV,High Speed Internet

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: AZ Flat Fee

Listing Office Phone: (480) 771-1511

Listing Office Address: 3303 E Baseline Rd, Ste 119, Gilbert, AZ 85234

Listing Member Phone: (480) 780-1047

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Vaulted Ceilings

Sewer: Connected

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

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Ramada

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ,Shed

Neighborhood Feature: Park,Paved Street,Sidewalks,Walking Trail

Fireplace Location: Other: Living Room

Assoc Amenities: None,Park

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

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

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Middle School: Cross

Elementary School: Mesa Verde

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$37

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Quarterly

