



**\$520,000**

**2401 N INDIAN RIDGE DR, TUCSON, AZ  
85715, USA**

<https://rehomes.us>

Rare opportunity to plant your roots in one of Tucson's beautiful and historic neighborhoods; Indian Ridge Estates with a **MOTIVATED SELLER!** This property offers 4 bedrooms, 2 full baths, and 1,797 sqft with the most elegant touch applied to it. As you enter the home you are immediately wrapped in character and charm. From the [...]

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



**Katie Carver**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1955

**Days On Market:** 34

**County:** Pima

**Lot Acres:** 0.37 acres

**Lot Dimensions:** 138x111x18x112x120

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 16074.00 sq ft

**MLS #:** 22414283

**Bathrooms Full:** 2

**List Number Main:** 22414283

**Municipality/Zoning:** Tucson - C2

**Township:** 13

Description

**Legal Description:** From Parcel:001010010 /Indian Ridge Estates Lot 135

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliances Color: Stainless

**Extra Room:** None

**Kitchen Features:** Countertops: Quartz

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

**Kitchen Features:** Dishwasher,Electric Range,Microwave,Refrigerator

Building Details

**Lot Features:** Corner Lot,Subdivided

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1797.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Burnt Adobe

**# of Garage Spaces:** 0.00

**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:** Indian Ridge Estates

**Landscape - Front: Other:** Decorative Gravel, Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-45-1350

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV, High Speed Internet

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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

**Listing Member Phone:** (520) 343-3625

**Listing Office Phone:** (520) 742-1335

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Exposed Beams,Skylights,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** Historic,Paved Street

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Closet

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

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Booth-Fickett Math/Science Magnet

**Elementary School:** Fruchthendler

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## Fees and Taxes

**Tax Year:** 2023

