



**\$495,254**

## **2316 W OWL PERCH LP, TUCSON, AZ 85745, USA**

<https://rehomes.us>

This 3 bedroom, 2 bath Ginger plan in a Ranch elevation, features spacious open Greatroom with dining area and covered patio. Kitchen has Whirlpool appliances including refrigerator, dishwasher & gas range, granite counters, upgraded cabinets, tiled backsplash and a corner walk-in pantry. Split floor plan has Owner's suite, 2 secondary bedrooms and Flex room for [...]

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



**Marian Soto**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x120

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5400.00 sq ft

**MLS #:** 22408326

**Bathrooms Full:** 2

**List Number Main:** 22408326

**Municipality/Zoning:** Tucson - R3

**Township:** 13

Description

**Legal Description:** WESTBRIDGE AT SILVERBELL SQ20230590739 LOT 57

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Flex rm

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features: Appliance Color:** Stainless

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

Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Epoxy coating, Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Window Covering: Other:</b> Faux wood blinds
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 2000.00 sq ft
<b># of Garage Spaces:</b> 2.00	<b>Stories:</b> One
<b>Style:</b> Contemporary	<b>Fence:</b> Block
<b>Construction Status:</b> New Construction	

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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:** Other/Unknown

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Community:** None

**Tax Code:** 103-19-2890

**Property Disclosures:** Unknown

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

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## Listing Office



**ListingOfficeName:** Mattamy Tucson LLC

**Listing Office Phone:** (520) 297-6850

**Listing Office Address:** 3561 E Sunrise Dr Ste 247, Tucson, AZ 85718

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

## Amenities & Features

**Interior Features:** Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

**Exterior Features:** None

**Sewer:** Connected

**Neighborhood Feature:** Paved Street,Sidewalks

**Primary Bathroom Features:** Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** None

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Cooling:** Central Air,ENERGY STAR Qualified Equipment

**Main Heating:** Energy Star Qualified Equipment,Forced Air,Natural Gas

**Patio/Deck:** Covered

**Pool:** None

**Security:** Prewired,Smoke Detector(s)

**Spa:** None, None

**Water:** City

**Water Heater:** Natural Gas

**Gas:** Natural

**Guest Facilities:** None

## Nearby Schools

**High School:** Tucson

**Middle School:** Robins K-8

**Elementary School:** Robins

## Fees and Taxes

**Tax Year:** 2024

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt (Monthly):** \$46

**Association & Fees: HOA Payment Frequency:** Quarterly

