



**\$600,000**

## **2529 N INDIAN RIDGE DR, TUCSON, AZ 85715, USA**

<https://rehomes.us>

Welcome to the Indian Ridge Historic District, an inspired Mid-Century neighborhood with modern flare. Well preserved for its time within SPHO guidelines, this property has been carefully remodeled to highlight its candor and the builder (Lusk) "ahead of its time" architecture. Catch natural light from the huge windows and space (to yourself) with the split [...]

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



**Christopher Wadginski**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1955

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.33 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 14375.00 sq ft

**MLS #:** 22313464

**Bathrooms Full:** 2

**List Number Main:** 22313464

**Municipality/Zoning:** Pima County - CR2

**Township:** 13

## Description

**Legal Description:** INDIAN RIDGE ESTATES LOT 124 HISTORIC PROPERTY (potential additional tax) per ARS 42-12104(A)

## Rooms

**Sauna Level:**  
TUSD

**Extra Room:**  
Storage

**Dining Areas:** Dining Area,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Microwave,Refrigerator

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1915.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Brick

**# 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,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:**

Decorative Gravel,Desert Plantings,Grass

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 31

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, None

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Indian Ridge Estates

**Accessibility Option:** Door Levers,Level

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-45-1240

**Property Disclosures:** Insurance Claims History Report,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** County

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

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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:** (530) 722-5156

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

**Listing Office Url:**

<http://www.movingtotucson.com>



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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Exposed Beams,Split Bedroom Plan,Walk In Closet(s) **Exterior Features:** Native Plants,Workshop

**Sewer:** Septic

**Neighborhood Feature:** Pool

**Primary Bathroom Features:** Double Vanity,Shower Only

**Fireplace Location:** Other: Family Room,Kitchen

**Pool: Conventional:** No

**Assoc Amenities:** Pool

**Laundry:** Stacked Space

**Fireplace:** Wood Burning

**Main Cooling:** Central Air

**Main Heating:** Electric,Forced Air

**Patio/Deck:** Covered,Slab

**Pool:** None

**Security:** Smoke Detector(s)

**Spa:** None, None

**Water:** City

**Water Heater:** Electric

**Window Covering:** Stay

**Gas:** 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:** 2022

