



**\$305,000**

## **2550 E RIVER RD, TUCSON, AZ 85718, USA**

<https://rehomes.us>

Desirable Catalina Foothills ground floor condominium. Super easy access to Rillito Riverwalk (private entrance) for cycling, jogging or just walking with your pets! Short commute to University of Arizona. 42" tall kitchen cabinets with granite countertops. Plenty of cabinet spaces. Multipurpose Arizona room gives you extra space. HOA includes water, sewer, trash collection, street maintenance, [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Young Park**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.01 acres

**Lot Dimensions:** irregular

**View:** None

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 566.00 sq ft

**MLS #:** 22322017

**Bathrooms Full:** 2

**List Number Main:** 22322017

**Municipality/Zoning:** Tucson - R3

**Township:** 13

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## Description

**Legal Description:** 10824012B/Villas At Hacienda Del Sol Condominiums Unit 31 & 1/28%

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Cabinet

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

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

**Kitchen Features:**

**Countertops:** granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Arizona Room

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## Building Details



**Lot Features:** Subdivided  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Main House SqFt:** 1082.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Additional Carport  
**Floor covering:** Carpet, Vinyl  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary  
**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:** Villas at Hacienda Del Sol  
**Landscape - Front: Other:** None  
**Horse Property:** No  
**Electric: Electric Company:** TEP  
**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-24-1320

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Paul Ash Management

**Home Protection: Plan By:** AHS

**Driveway:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 745-4545

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

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

**Listing Member Phone:** (520) 732-8530

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Insert

**Main Heating:** Electric

**Security:** Carbon Monoxide Detectors,Gated,Security Lights,Security Screens

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Misting System,Native Plants

**Neighborhood Feature:** Exercise Facilities,Gated,Jogging/Bike Path,Pool,Rec Center,Spa

**Fireplace Location: Other:** Living Room

**Laundry:** Dryer,Laundry Closet,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Enclosed

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Catalina

**Middle School:** Doolen

**Elementary School:** Davidson



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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint, Garbage Collection, Gated Community, Pest Control, Roof Repair, Sewer, Street Maint, Water

**Association & Fees: HOA  
Amt (Monthly):** \$218

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

