



**\$314,900**

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

<https://rehomes.us>

Experience resort-style living at Villas at Hacienda Del Sol! This gated community offers modern condos with excellent amenities, perfectly situated along the scenic Rillito Riverwalk. Each condo features a kitchen with stainless steel appliances, granite countertops, and a pantry with a breakfast bar that opens to the spacious living area. Enjoy Catalina Mountain views from [...]

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



**Kelly Garcia**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 348.00 acres

**Lot Dimensions:** Condo

**View:** Residential,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 15158880.00 sq ft

**MLS #:** 22417673

**Bathrooms Full:** 2

**List Number Main:** 22417673

**Municipality/Zoning:** Pima County - R3

**Township:** 13

## Description

**Legal Description:** The Villas At Hacienda Del Sol Lot 118

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Cabinet

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

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

**Kitchen Features:**

**Countertops:** Granite Slab

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Additional Carport, Detached
<b># of Carport Spaces:</b> 1.00	<b>Roof: Other:</b> HOA maintains
<b>Floor covering:</b> Carpet, Ceramic Tile	<b>Basement:</b> No
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 1036.00 sq ft
<b># of Garage Spaces:</b> 0.00	<b>Stories:</b> One
<b>Style:</b> Contemporary	<b>Fence:</b> None
<b>Construction Status:</b> Existing	

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Villas at Hacienda Del Sol	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> None	<b>Direction:</b> E
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> None
<b>Subdivision Restrict: Deed Restrictions:</b> Yes	<b>Subdivision Restrict: Age Restrictions:</b> No
<b>Association &amp; Fees: HOA:</b> Yes	<b>Association &amp; Fees: HOA Name:</b> Villas @ HDS
<b>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> Door Levers
<b>Driveway:</b> None	<b>Assessments:</b> \$0
<b>Section:</b> 20	<b>Community:</b> None
<b>Fire Protection:</b> Subscription	<b>Tax Code:</b> 108-24-2190
<b>Range:</b> 14.00	<b>Property Disclosures:</b> Insurance Claims History Report, Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> HOA
<b>Technology:</b> Built-Up, Tile, Cable TV, High Speed Internet	<b>Terms:</b> Cash, Conventional

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## Listing Office



**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1730 E River Rd Ste 200,  
Tucson, AZ 85718

**Listing Office Url:**  
<http://www.1kwsa.com>

**Listing Member Phone:** (520) 270-2535

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## Units Information

**Unit Level:** 2

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## Amenities & Features

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

**Sewer:** Connected

**Neighborhood Feature:** Exercise Facilities,Gated,Paved Street,Pool,Rec Center,Sidewalks,Spa,Street Lights,Walking Trail

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Maintenance,Pool,Recreation Room,Spa/Hot Tub

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

**Fireplace:** None

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

**Main Heating:** Electric

**Patio/Deck:** Balcony,Covered

**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:** Catalina

**Middle School:** Doolen

**Elementary School:** Davidson





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Gated Community,Roof Repair,Roof Replacement,Sewer,Street Maint

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$230

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

