



**\$450,000**

**2553 N AVENIDA SAN VALLE, TUCSON, AZ  
85715, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Very Nice location in a valued community! Quite yet close to shopping, dining and bus lines! Easy walk to Tanque Verde creek trail as well. Townhome features 2 large bedrooms with a nice den. Updated Kitchen and Bathrooms. Just about everything has been upgraded or replaced, windows, countertops, electrical, roof, mechanical (heating/ac) flooring, plumbing, fixtures, [...]



**David Wilson**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1972

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4356.00 sq ft

**MLS #:** 22312764

**Bathrooms Full:** 2

**List Number Main:** 22312764

**Municipality/Zoning:** Tucson - R3

**Township:** 13

Description

**Legal Description:** Colonia Verde Portion of Lot 16 Site 23 Colonia Verde Lots 13 Thru 17

Rooms

**Sauna Level:** TUSD

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Lazy Susan,Refrigerator

**Kitchen Features:** **Countertops:** Quartz

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

**Extra Room:** Library

Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1906.00 sq ft

**Stories:** One

**Fence:** Block,Masonry

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener

**Floor covering:** Engineered Wood

**Construction:** Burnt Adobe,Slump Block

**# of Garage Spaces:** 2.00

**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:** Colonia Verde (13-17)

**Landscape - Front: Other:** Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-60-016W

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,High Speed Internet,Telephone

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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) 444-9153

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Energy Star Air Pkg,ENERGY STAR Qualified Windows

**Neighborhood Feature:** Street Lights

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Clubhouse,Maintenance,Pool,Recreation Room,Sauna

**Fireplace:** Gas,Wood Burning

**Main Heating:** Forced Air,Natural Gas

**Security:** Alarm Installed,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

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

**Patio/Deck:** Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Fruchthendler





# Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Water

Association & Fees: HOA Amt (Monthly): \$252

