



**\$515,000**

## **2610 E CERRADA ADELITA, TUCSON, AZ 85718, USA**

<https://rehomes.us>

Unique 2BR, 2BA, burnt adobe townhome (w/2-car open carport) is perfectly situated on a cul de sac, just steps from the primary community pool/spa. This home has a beautiful enclosed rear courtyard offering privacy just off the living room and covered patio. High ceilings with exposed beams in living/dining room with corner fireplace. Catalina mountain [...]

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



**Russ Carden**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1973

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x117x45x120

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 5314.00 sq ft

**MLS #:** 22319480

**Bathrooms Full:** 2

**List Number Main:** 22319480

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

**Township:** 13

Description

**Legal Description:** Catalina Pueblo No 2 Lot 57

Rooms

**Sauna Level:** Catalina Foothills

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

**Dining Areas:** Breakfast Nook,Dining Area

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

**Kitchen Features:**  
**Countertops:** Laminate

**Kitchen Features:** **Appliance Color:** Almond

**Extra Room:** Storage

Building Details



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

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1547.00 sq ft

**Stories:** One

**Fence:** Block,Masonry

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Burnt Adobe,Masonry Stucco

**# of Garage Spaces:** 0.00

**Style:** Territorial

**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:** Catalina Pueblo NO. 2 (35-88)

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-11-1290

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Catalina Pueblo Assn

**Accessibility Option:** None

**Section:** 8

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, None

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## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 299-2201

**Listing Office Address:** 4051 E. Sunrise Dr No.  
101, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 235-5411

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Skylights

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Storage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Paved Street,Pool,Spa,Walking Trail

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** Gas,Wood Burning

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

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Orange Grove

**Elementary School:** Manzanita

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Street Maint

**Association & Fees: HOA Amt (Monthly):** \$62.50

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

