



**\$267,000**

**262 E MOUNTAIN ALDER ST, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

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

Step into your vibrant oasis in Rancho Sahuarita! This 3-bed, 2-bath, 1,300 sqft gem is all about easy living. The open living space adjoining the kitchen is your ticket to effortless hosting. The large primary bedroom has a walk-in closet, and the other two rooms have plenty of space for all your needs!In addition to [...]



**Michelle Morton**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2002

**Days On Market:** 24

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 45x110x45x110

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4966.00 sq ft

**MLS #:** 22325073

**Bathrooms Full:** 2

**List Number Main:** 22325073

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

Description

**Legal Description:** Presidio De Las Montanas Lot 15

Rooms

**Sauna Level:** Sahuarita

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

**Extra Room:** None

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Dining Area

Building Details

**Lot Features:** Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1300.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Presidio De Las Montanas

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rancho Sahuarita

**Accessibility Option:** None

**Section:** 1

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Sahuarita

**Tax Code:** 303-06-7740

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Century 21 1st American

**Listing Office Address:** 8830 E Speedway, Tucson, AZ 85710

**Listing Member Phone:** (520) 539-0398

**Listing Office Phone:** (520) 296-5491

**Listing Office Url:**  
<http://tucsonrealestaterangers.com>



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Primary Downstairs,Storage,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

**Fireplace:** None

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

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Jogging/Bike Path,Lighted,Pool,Racquetball,Sidewalks,Spa,Tennis Courts

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

**Water: Other:** Sahuarita Water CO

**Assoc Amenities:** Clubhouse,Park,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Green Features:** Solar

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Slab

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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# Nearby Schools

**High School:** Walden Grove

**Middle School:** Anza Trail

**Elementary School:** Anza Trail

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# Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$125

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

