



**\$539,000**

## **2637 E DEVON ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

A rare opportunity, this unique property resides in the heart of Tucson's Broadmoor Historic District. Less than 10 minutes from the U of A campus. Access to Tucson's premier biking path, The Loop, is just down the block. Enjoy Treat Walkway, one of the major features of the neighborhood. Also within walking distance – local [...]

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



**Monica Merenda**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1948  
**Bathrooms Full:** 2  
**List Number Main:** 22318379  
**Municipality/Zoning:** Tucson - R1  
**Township:** 14

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 9583.00 sq ft  
**MLS #:** 22318379  
**County:** Pima  
**Lot Acres:** 0.22 acres  
**Lot Dimensions:** 127'x 74' x 127' x 75'  
**View:** Residential

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## Description

**Legal Description:** LOT 00029 BLOCK 005 BROADMOOR MAP 7 PLAT 46

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## Rooms

**Sauna Level:** TUSD      **Dining Areas:** Formal Dining Room  
**Extra Room:** Workshop      **Kitchen Features:** Dishwasher, Electric Range, Exhaust Fan, Garbage Disposal, Refrigerator

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## Building Details

<b>Lot Features:</b> Adjacent to Alley, North/South Exposure	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 2.00	<b>Floor covering:</b> Concrete
<b>Basement:</b> No	<b>Construction:</b> Brick
<b>Main House SqFt:</b> 1215.00 sq ft	<b># of Garage Spaces:</b> 0.00
<b>Stories:</b> One	<b>Style:</b> Bungalow
<b>Fence:</b> Block	<b>Construction Status:</b> 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:** Broadmoor

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

**Horse Property:** No

**Guest House SqFt:** 780.0000

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 129-02-2070

**Property Disclosures:** Lead-Based Paint, Seller Prop Disclosure

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** My Home Group Real Estate

**Listing Office Address:** 110 S Priest Dr No. 101, Tempe, AZ 85281

**Listing Member Phone:** (623) 398-5510

**Listing Office Phone:** (480) 685-2760

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

**Primary Bathroom Features:**  
Separate Shower(s)

**Pool: Conventional:** No

**Fireplace:** See Remarks

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** Natural

**Exterior Features:** Workshop

**Neighborhood Feature:** Historic,Jogging/Bike  
Path,Paved Street,Walking Trail

**Fireplace Location: Other:** Living Room

**Laundry:** In Kitchen

**Main Cooling:** Ceiling Fans Pre-Wired,Central  
Air,Mini-Split

**Patio/Deck:** Covered,Patio

**Security:** Security Screens

**Water:** City

**Window Covering:** None

**Guest Facilities:** House

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Robison

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

