



**\$71,500**

**2640 S COTTONWOOD LN, TUCSON, AZ  
85713, USA**

<https://rehomes.us>

1 bdm 1 bath with office. Great home to fix up, New A/C unit, fresh roof coating, new exterior paint, little improvements, but needs and is ready for more. Great starter home or bachelor pad. Come put your skills to use fixing this potential up. Fully fenced lot, with shed.

- 1 bed
- 1.00 bath
- Mobile Home
- Residential
- Active



**Shauntay Herran**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1967

**Days On Market:** 56

**County:** Pima

**Lot Acres:** 0.00 acres

**Township:** 14

**Type:** Mobile Home

**Bedrooms:** 1 bed

**Lot size:** 95.83 sq ft

**MLS #:** 22319085

**Bathrooms Full:** 1

**List Number Main:** 22319085

**Municipality/Zoning:** South Tucson - SMH

**View:** Mountains,Pasture

Description

**Legal Description:** From Parcel:001010010 /Cottonwood Park Lot 39

Rooms

**Sauna Level:** TUSD

**Extra Room:** Workshop

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Gas Cooktop,Gas Oven,Refrigerator

Building Details

**Lot Features:** Adjacent to Wash,Subdivided

**# of Carport Spaces:** 1.00

**Floor covering:** Laminate

**Construction:** Frame,Metal

**# of Garage Spaces:** 0.00

**Style:** Territorial

**Construction Status:** N/A

**Garage/Carport Feat:** None

**Roof: Other:** FLAT

**Basement:** No

**Main House SqFt:** 720.00 sq ft

**Stories:** One

**Fence:** Chain Link

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:** Cottonwood Park (1-117)

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Landscape - Rear: Other:** Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** None

**Special Listing Conditions:** Fix Up, None

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

**Direction:** S

**Horse Facilities:** No

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 118-10-0590

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

**Road Maintenance:** HOA

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 1610 N Kolb, Tucson, AZ 85715

**Listing Member Phone:** (520) 302-0587

**Listing Office Phone:** (888) 897-7821

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

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## Amenities & Features



**Interior Features:** Dual Pane Windows,Storage

**Sewer:** Connected

**Electric:** TEP Guarantee

**Fireplace Location:** **Other:** None

**Laundry:** Stacked Space

**Main Cooling:** Dual

**Patio/Deck:** None

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

## Nearby Schools

**High School:** Cholla

**Elementary School:** Tolson

**Middle School:** Mansfeld

## Mobile Home Info

**Mobile Home: Skirted:** Yes

**Mobile Home: Mfgr'd/Model Name:** UNKNOWN

**Mobile Home: ID Numbers:** 000

**Mobile Home: Personal Prop Tax:** \$2,697

**Mobile Home: Affixed MH:** Yes

**Mobile Home: Mobile Size:** 720

**Mobile Home: # of Axles:** 6

## Fees and Taxes

**Tax Year:** 2023

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

