



\$165,000

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

<https://rehomes.us>

In the heart of west Tucson 3 mins from I-10. Well maintained with Stucco finish and upgraded kitchen. 3 bedroom, 2 bathroom with a large "Bonus Room" with own entry door that can be used as an office or family entertainment Room. live like in the North Pole with a 4ton A/C.Home is completely Move-In [...]

- 3 beds
- 2.00 baths
- Mobile Home
- Residential
- Active



Sayda Armenta

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 1971
Days On Market: 51
County: Pima
Lot Acres: 0.09 acres
Lot Dimensions: 88' x 41' x 83' x 47'
View: Desert,Mountains,Sunrise,Sunset

Type: Mobile Home
Bedrooms: 3 beds
Lot size: 4008.00 sq ft
MLS #: 22326244
Bathrooms Full: 2
List Number Main: 22326244
Municipality/Zoning: Tucson - MH1
Township: 14

Description

Legal Description: COTTONWOOD PARK LOT 44

Rooms

Sauna Level: TUSD
Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area
Kitchen Features: Energy Star Qualified Refrigerator,Gas Range,Microwave

Laundry Level: Upper cabinets
Kitchen Features: **Appliance Color:** Stainless
Extra Room: Bonus Room

Building Details

Lot Features: Borders Common Area,Corner Lot
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 1600.00 sq ft
Stories: One
Fence: Wood

Garage/Carport Feat: None
Floor covering: Laminate
Construction: Stucco Finish
of Garage Spaces: 0.00
Style: Modern
Construction Status: N/A



Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: **Other:** None

Subdivision Restrict: **Deed Restrictions:** No

Association & Fees: **HOA:** Yes

Accessibility Option: None

Section: 26

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Metal, Cable TV, High Speed Internet

Subdivision Name: Cottonwood Park (1-117)

Landscape - Front: **Other:** Artificial Turf, Decorative Gravel, Natural Desert

Horse Property: No

Electric: **Electric Company:** TEP

Driveway: **Paved:** Concrete

Subdivision Restrict: **Age Restrictions:** No

Home Protection: **Offered:** No

Assessments: \$0

Community: None

Tax Code: 118-10-0640

Property Disclosures: Lead-Based Paint, Military Airport Vcty, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Seller Concessions, Submit

Listing Office

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 668-2441

Listing Office Phone: (520) 275-4077

Listing Office Url:
<http://omnihomesinternational.com>

Amenities & Features



Exterior Features: Shed	Sewer: Connected
Neighborhood Feature: Pool	Primary Bathroom Features: Shower Only
Fireplace Location: Other: None	Pool: Conventional: No
Assoc Amenities: Clubhouse,Laundry,Pool	Laundry: Laundry Room
Fireplace: None	Main Cooling: Central Air
Main Heating: Heat Pump,Natural Gas	Patio/Deck: Covered
Security: Smoke Detector(s)	Spa: None, None
Water: City	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural
Guest Facilities: None	

Nearby Schools

High School: Cholla	Middle School: Mansfeld
Elementary School: Tolson	

Mobile Home Info

Mobile Home: Slab: No	Mobile Home: Tied Down: Yes
Mobile Home: Skirted: Yes	Mobile Home: Affixed MH: Yes
Mobile Home: Mfgr'd/Model Name: Treasure/Z	Mobile Home: Mobile Size: Unknown
Mobile Home: ID Numbers: Unknown	Mobile Home: # of Axles: 2
Mobile Home: Personal Prop Tax: \$270	

Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Common Area Maint,Street Maint
Association & Fees: HOA Amt (Monthly): \$55	Association & Fees: HOA Payment Frequency: Monthly

