



**\$359,000**

## **2700 N SARAMANO LN, TUCSON, AZ 85712, USA**

<https://rehomes.us>

Amazing opportunity for move in ready, all electric TEP guarantee energy efficient 3 bed/2.5 bath 1,890 SqFt, 2005 built modern contemporary on low maintenance Tucson R-2 lot with attached finished 455 SqFt post tension garage, located in desirable Catalina Vistas. Fantastic Central Tucson location, walk to Ft Lowell public park with refreshing pool, baseball and [...]

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



**Spirit Messingham**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.06 acres

**Lot Dimensions:** 70X40X70X40

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 2814.00 sq ft

**MLS #:** 22323606

**Bathrooms Full:** 2

**List Number Main:** 22323606

**Municipality/Zoning:** Tucson - R2

**Township:** 13

Description

**Legal Description:** Catalina Vistas Lot 83

Rooms

**Sauna Level:** TUSD

**Kitchen Features:**

**Countertops:** faux granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

**Laundry Level:** exhaust fan

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Island,Lazy Susan,Microwave,Refrigerator

Building Details



**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Modern

**Construction Status:** Existing

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

**Roof: Other:** Concrete tile

**Basement:** No

**Main House SqFt:** 1890.00 sq ft

**Stories:** Two

**Fence:** Block

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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 Vistas

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Association & Fees: HOA Telephone:** 520 297-0797

**Accessibility Option:** None

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Flower Beds,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Catalina Vistas HOA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-15-3220

**Property Disclosures:** Military Airport Vcty,Unknown

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd.,  
Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 471-6900

**Listing Office Phone:** (520) 544-2335

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+

**Neighborhood Feature:** Jogging/Bike Path,Paved  
Street,Sidewalks,Street Lights

**Fireplace Location: Other:** None

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina

**Middle School:** Magee

**Elementary School:** Whitmore

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Front Yard  
Maint,Garbage Collection,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$132 **Association & Fees: HOA Payment Frequency:** Monthly

