



\$390,655

2776 N SARAMANO LN, TUCSON, AZ 85712, USA

<https://rehomes.us>

Immaculate 2005 Central location 3Br / 2.5Ba, 2 story, corner lot home in a charming 86 unit subdivision. A rare find! Gorgeous unobstructed views of the Catalina Mountains from Master BR. One block from Ft Lowell Park, & conveniently close to TMC & Costco. Peaceful, quiet neighborhood. Many upgraded finishes: Custom ceramic tiled great room, [...]

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



William Ambrosio



Basics

Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 4

County: Pima

Lot Acres: 0.07 acres

Lot Dimensions: 70' X 40'

View: Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 2831.00 sq ft

MLS #: 22322175

Bathrooms Full: 2

List Number Main: 22322175

Municipality/Zoning: Tucson - R2

Township: 13

Description

Legal Description: From Parcel: 11015231M/ Catalina Vistas Lot 68

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features:
Countertops: Granite

Kitchen Features:
Appliance Color: Other

Extra Room: None

Building Details



Lot Features: Corner Lot,East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1817.00 sq ft

Stories: Two

Fence: Block

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

Floor covering: Ceramic Tile, Laminate

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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,Desert Plantings,Sprinkler/Drip,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Low Care,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Catalina Vistas

Association & Fees: Rec Fee: \$0

Accessibility Option: None

Assessments: \$0

Community: None

Tax Code: 110-15-3070

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions:
None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Electric: Electric Company:
TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-493-2275

Home Protection: Offered: No

Driveway: Shared

Section: 36

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Alarm System,Cable TV,High Speed Internet,Smart Thermostat

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 306-7743

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>



Units Information

Unit Level: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Insulated Windows,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: In Kitchen,Laundry Room,Storage

Fireplace: None

Main Heating: Electric

Security: Alarm Installed

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Plantation Shutters

Neighborhood Feature: Sidewalks,Street Lights

Fireplace Location: Other: None

Assoc Amenities: None

Green Features: Electric

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver,Slab

Spa: None, None

Water Heater: Electric

Gas: None

Nearby Schools

High School: Catalina

Middle School: Dodge Traditional Magnet

Elementary School: Whitmore

Fees and Taxes



Tax Year: 2022

Assoc Fees Includes: Blanket Ins Policy,Common Area
Maint,Front Yard Maint,Garbage Collection,Street Maint

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

Association & Fees: HOA Payment Frequency: Monthly

