



**\$345,000**

## **2800 N PARK AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Recently renovated, progressively remodeled, & well-maintained 3 bed/2 bath with practical layout, strategically situated on prime R-2 zoned corner lot with direct access via both Park Avenue & Glenn Street – near University of Arizona, Banner Medical Center, convenient shopping, specialty cafes, & excellent restaurants. Primary bedroom has ensuite, & additional bedrooms each feature adjacent [...]

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



**Cynthia Luois**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1949

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 127x51x127x51

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8233.00 sq ft

**MLS #:** 22416707

**Bathrooms Full:** 2

**List Number Main:** 22416707

**Municipality/Zoning:** Tucson - R2

**Township:** 13

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## Description

**Legal Description:** Catalina Poultry Acres Unit No 1 S 64.8' Lot 1

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## Rooms

**Sauna Level:** Amphitheater

**Kitchen Features: Countertops:** Corian

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

**Laundry Level:** In Primary Room

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Two Bonus Rooms!

**Extra Room:** Bonus Room

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## Building Details



**Lot Features:** Corner Lot,East/West Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1479.00 sq ft  
**Stories:** One  
**Fence:** Block,Wood,Wrought Iron

**Garage/Carport Feat:** None  
**Floor covering:** Concrete  
**Construction:** Masonry Stucco  
**# of Garage Spaces:** 0.00  
**Style:** Southwestern  
**Construction Status:** 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:** Catalina Poultry Acres NO 1

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 113-08-0480

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,Telephone

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 352-2700

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

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

**Listing Member Phone:** (520) 461-8035

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual  
Pane Windows,Foyer,Walk In Closet(s)

**Exterior Features:** See Remarks,Shed

**Sewer:** Connected

**Neighborhood Feature:** Park,Paved  
Street,Sidewalks,Street Lights

**Primary Bathroom Features:** Exhaust  
Fan,Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Washer

**Fireplace:** None

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

**Main Heating:** Electric,Heat Pump

**Patio/Deck:** Covered,Patio,Slab

**Pool:** None

**Security:** Carbon Monoxide Detectors,Smoke  
Detector(s),Wrought Iron Security Door

**Spa:** None, None

**Water:** City

**Water Heater:** Electric

**Window Covering:** Stay

**Gas:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Amphitheater

**Middle School:** Amphitheater

**Elementary School:** Holaway





# Fees and Taxes

Tax Year: 2023

