



**\$390,000**

## **2819 N WOODLAND AVE, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- 2 Plex
- Multifamily
- Active

Nestled under the brow of the Catalinas in the historic Old Fort Lowell neighborhood, this is a one of a kind, fenced in two-story duplex build with self-sufficiency in mind. The unit upstairs has an AZ room and two balconies with gorgeous panoramic views of the majestic, Catalins. Downstairs has 2 bedrooms and AZ room. [...]



### **Basics**

**Category:** Multifamily

**Status:** Active

**List Price/SqFt:** 254.24

**List Number Main:** 22318014

**Municipality/Zoning:** Tucson - R1

**View:** Mountain(s)

**Type:** 2 Plex

**Year built:** 1968

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 140x52x139x51

**Attached/Detached:** Attached





# Description

**Legal Description:** From Parcel:11009065C/ N50' S255' E149.86' W479.86' SE4 NE4.17 AC SEC 35-13-14



# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Countertops:</b> Tile
<b>Kitchen Features: Pantry:</b> Walk-In	<b>Kitchen Features: Appliance Color:</b> White
<b>Breakfast:</b> Area,Nook	<b>Dining Areas:</b> Breakfast Nook,Eat-In Kitchen
<b>Dining Room:</b> None	<b>Extra Room:</b> Arizona Room,Bonus Room
<b>Kitchen Features:</b> Yes	<b>Bathroom Features: Countertops/Hall:</b> Tile



# Building Details

<b>Lot Features:</b> East/West Exposure	<b>Roof: Other:</b> Silicone
<b>Floor covering:</b> Ceramic Tile	<b>Roof:</b> Built-up
<b>Construction:</b> Brick,Steel Frame,Stucco Finish	<b>Style:</b> Bungalow
<b>Fence:</b> Chain Link,Wood	<b>Construction Status:</b> Existing



# Miscellaneous



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

**Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

**Landscape - Front: Other:** Desert Plantings,Sprinkler/Drip,Trees,Vegetable Garden

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Natural Desert,Sprinkler/Drip,Trees,Vegetable Garden

**Association & Fees: HOA:** No

**Fema Flood Zone:** No

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Cable TV

**Income: Gross Scheduled Rent:** 0.00

**Income: Other Income:** 0.00

**Analysis: Cap Rate %:** -0.33

**UnBranded Virtual Tour:** [Owner, Single](#)

**Ownership:** Individual

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

**Utilities:** Owner, Owner

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Breakfast Bar,Breakfast Nook,Electric Range,Refrigerator

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-09-065E

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

**Road Maintenance:** City

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

**Income: Vacancy Loss:** 0.00

**Income: Total Expenses:** \$1,279.83

**Analysis: Exp/SqFt:** 0.83 sq ft

---

## Listing Office

**Listing Office ShortId:** 702

**Listing Office Phone:** (520) 745-4545

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

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350, Tucson, AZ 85711

**Listing Member Phone:** 54704

---

## Units Information



**Unit 1 Information: Floor:** 1st  
**Unit 1 Information: Occupancy:** Yes  
**Unit 1 Details: # Bedrooms:** 2  
**Unit 1 Information: Parking:** Single  
**Unit 2 Details: # Full Baths:** 1  
**Unit 2 Information: Furnished:** No  
**Unit 2 Information: Floor:** Yes, 2nd

**Unit 1 Information: Furnished:** No  
**Unit 1 Details: SqFt:** 767  
**Unit 1 Details: # Full Baths:** 1  
**Unit 2 Details: # Bedrooms:** 1  
**Unit 2 Details: SqFt:** 767  
**Unit 2 Information: Stories:** Single  
**Unit 2 Information: Parking:** On Property

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Garden Window,Smoke Detector,Storage, No  
**Sewer:** Connected  
**Neighborhood Feature:** None  
**Laundry:** Laundry Closet  
**Main Cooling:** Central Air  
**Patio/Deck:** Balcony  
**RV Parking:** Space Available  
**Spa:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Exterior Features:** Shed  
**Accessibility Features:** None  
**Patio/Deck: Other:** Porch  
**Green Features:** Rainwater Harvesting  
**Main Heating:** Forced Air  
**Pool:** None  
**Security:** None  
**Water:** City Water  
**Window Covering:** Stay  
**Total Parking:** 4

---

## Nearby Schools

**High School:** Catalina  
**Elementary School:** Whitmore

**Middle School:** Doolen

---

## Fees and Taxes



<b>Tax Year: 2022</b>		<b>Expenses: Other Expenses: \$0</b>
<b>Expenses: Resident Manager: \$0</b>		<b>Expenses: Taxes/Assessments: \$1,279.83</b>
<b>Expenses: Management: \$0</b>		<b>Expenses: Water/Sewer: \$0</b>
<b>Expenses: Contract Services: \$0</b>		<b>Expenses: Figures Presented: \$0</b>
<b>Expenses: Admin Expenses: \$0</b>		<b>Expenses: Captial Expenses: \$0</b>
<b>Expenses: Insurance: \$0</b>		<b>Expenses: Gas/Electric: \$0</b>
<b>Expenses: Maintenance Supplies: \$0</b>		<b>Taxes: \$1,279.83</b>

