



**\$155,000**

## **7064 W RIVER TRL, MARANA, AZ 85658, USA**

<https://rehomes.us>

Location, Location, Location. Only minutes to the UofA, hospitals, restaurants, shops, biking, golf and much more. Cute, turn key condo waiting for you to make it your own. The HOA includes a pool, ramada, Exterior Maintenance Garbage Collection Roof Repair/Replacement , WaterCall for a showing.

- 2 beds
- 1.00 bath
- Condominium
- Residential
- Active



**Danny Roth**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1964

**Days On Market:** 22

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** irregular

**View:** Mountains

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 871.00 sq ft

**MLS #:** 22415860

**Bathrooms Full:** 1

**List Number Main:** 22415860

**Municipality/Zoning:** Tucson - R2

**Township:** 13

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## Description

**Legal Description:** COLUMBUS PARK CONDOMINIUM UNIT 50& 1/60TH INT IN COMMON ELEMENTS

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## Rooms

**Sauna Level:** TUSD

**Extra Room:** None

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

**Kitchen Features:** Dishwasher,Electric Range

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 816.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**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:** Columbus Park Condominiums (1-60)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-06-6830

**Property Disclosures:** Insurance Claims History Report,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,High Speed Internet,Pre-Wired Tele Lines

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## Listing Office

**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7445 N Oracle Rd Ste 201, Tucson, AZ 85704

**Listing Member Phone:** (520) 490-4000

**Listing Office Phone:** (520) 275-4077

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

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## Units Information

**Unit Level:** 2



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## Amenities & Features

**Exterior Features:** None  
**Neighborhood Feature:** Pool  
**Fireplace Location: Other:** None  
**Laundry:** Laundry Closet  
**Main Cooling:** Central Air  
**Patio/Deck:** None  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Sewer:** Connected  
**Primary Bathroom Features:** Shower & Tub  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Forced Air,Natural Gas  
**Security:** Wrought Iron Security Door  
**Water:** City  
**Window Covering:** None  
**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina  
**Elementary School:** Davidson  
**Middle School:** Doolen

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## Fees and Taxes

**Tax Year:** 2023  
**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Garbage Collection,Roof Repair,Roof Replacement,Water  
**Association & Fees: HOA Amt (Monthly):** \$260  
**Association & Fees: HOA Payment Frequency:** Monthly

