



**\$224,000**

## **3034 E 6TH ST, TUCSON, AZ 85716, USA**

<https://rehomes.us>

Villa Catalina Corner Unit in Sam Hughes! Move-in ready, brand new attractive wood/vinyl flooring, mountain views, and the timeless appeal of red-brick construction and mid-century architecture . Parking is adjacent to the unit! For those who appreciate an active, over-55 lifestyle, the complex offers a range of amenities. Soak in the Arizona sun with 2 [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Alan Aronoff**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1960  
**Days On Market:** 9  
**County:** Pima  
**Lot Acres:** 0.03 acres  
**Lot Dimensions:** irregular  
**View:** Mountains,Residential

**Type:** Condominium  
**Bedrooms:** 2 beds  
**Lot size:** 1500.00 sq ft  
**MLS #:** 22321811  
**Bathrooms Full:** 2  
**List Number Main:** 22321811  
**Municipality/Zoning:** Tucson - R3  
**Township:** 14

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## Description

**Legal Description:** Villa Catalina Apartment 57 building O Parcel 16 Percentage 2.81653

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## Rooms

**Sauna Level:** TUSD  
**Extra Room:** None

**Dining Areas:** Dining Area

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## Building Details

**Lot Features:** Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1409.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Additional Garage  
**Floor covering:** Laminate  
**Construction:** Brick  
**# of Garage Spaces:** 0.50  
**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:** Villa Catalina Apartment

**Landscape - Front: Other:** Flower Beds,Grass,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 8

**Attribution Contact:** (520) 631-7222

**Tax Code:** 125-01-1880

**Property Disclosures:** Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 918-2400

**Listing Office Address:** 1880 E River Road, Suite 120, Tucson, AZ 85718

**Listing Member Phone:** (520) 631-7222

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## Units Information

**Unit Level:** 1

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## Amenities & Features



<b>Interior Features:</b> Storage	<b>Exterior Features:</b> BBQ
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Pool,Putting Green,Shuffle Board
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> Yes	<b>Assoc Amenities:</b> Park,Pool,Spa/Hot Tub
<b>Laundry:</b> None	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Patio	<b>Pool:</b> Heated
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Catalina	<b>Middle School:</b> Mansfeld
<b>Elementary School:</b> Sam Hughes	

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Air Cond/Heating,Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Garbage Collection,Gas,Pest Control,Roof Repair,Roof Replacement,Sewer,Street Maint,Water
<b>Association &amp; Fees:</b> <b>HOA Amt (Monthly):</b> \$805	<b>Association &amp; Fees:</b> <b>HOA Payment Frequency:</b> Monthly

