



**\$125,000**

## **314 S AVE A, SAN MANUEL, AZ 85631, USA**

<https://rehomes.us>

Investor Opportunity in San Manuel, AZ – Rented! Explore this 2-bed, 1-bath home in San Manuel, offering a large backyard and current rental income. Its prime location near main roads ensures easy access to amenities, making it appealing to tenants and investors alike. Built with durable slump block, it combines charm with durability. The interior is ready for any future [...]

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Brenden Urias Buono**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1954

**Days On Market:** 22

**County:** Pinal

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 61x110x14x51x120

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22404587

**Bathrooms Full:** 1

**List Number Main:** 22404587

**Municipality/Zoning:** Other - CALL

**Township:** 9

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## Description

**Legal Description:** San Manuel Twns Lot 13 Blk 43

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## Rooms

**Sauna Level:** Mammoth/San Manuel

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Gas Range

**Kitchen Features:** Appliance Color: White

**Extra Room:** None

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## Building Details

**Lot Features:** Adjacent to Alley

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 864.00 sq ft

**Stories:** One

**Fence:** Wood

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** San Manuel Townsite

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear:** **Other:** None

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** No

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Paved

**Technology:** Built-Up, Satellite Dish, Telephone

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric:** **Electric Company:** APS

**Driveway:** **Paved:** Asphalt

**Subdivision Restrict:** **Age Restrictions:** No

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-08-212

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** County

**Terms:** Cash, Conventional, FHA, USDA

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## Listing Office

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712

**Listing Member Phone:** (520) 270-2558

**Listing Office Phone:** (520) 954-5800

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Exterior Features:** Shed

**Sewer:** Connected

**Neighborhood Feature:** None

**Primary Bathroom Features:** Exhaust Fan, Shower & Tub

**Fireplace Location: Other:** None

**Main Heating: Other:** TBD

**Water Heater: None:** TBD

**Pool: Conventional:** No

**Laundry:** In Kitchen, Washer

**Fireplace:** None

**Main Cooling:** Evaporative Cooling

**Patio/Deck:** Patio

**Security:** None

**Spa:** None, None

**Water:** Water Company

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mammoth-San Manuel Schools

**Middle School:** Mammoth-San Manuel Schools

**Elementary School:** Mammoth-San Manuel Schools

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## Fees and Taxes

**Tax Year:** 2022

