



**\$825,000**

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

## **324 N TUCSON BLVD, TUCSON, AZ 85716, USA**

<https://rehomes.us>

Discover the epitome of Sam Hughes living with this exceptional property that seamlessly blends historic charm with contemporary upgrades, all within walking distance to restaurants and shopping. Nestled on approximately 18,000 square feet of land, approximately 8,000 of which is BUILDABLE LOT this 1575 square foot main house exudes character with original hardwood floors and cedar [...]



**Diedra Brown**

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1941

**Days On Market:** 16

**County:** Pima

**Lot Acres:** 0.42 acres

**Lot Dimensions:** N/A

**View:** Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 18252.00 sq ft

**MLS #:** 22416718

**Bathrooms Full:** 2

**List Number Main:** 22416718

**Municipality/Zoning:** Tucson - R1

**Township:** 14

---

## Description

**Legal Description:** From Parcel:001010010 /Fairmount Lots 9 & 10 Blk 30

---

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room

**Kitchen Features: Countertops:** Granite

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Dishwasher, Gas Range, Microwave, Refrigerator

---

## Building Details

**Lot Features:** Dividable Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1575.00 sq ft

**Stories:** One

**Fence:** Block, Stucco Finish

**Garage/Carport Feat:** Pad

**Floor covering:** Ceramic Tile, Mexican Tile, Wood

**Construction:** Masonry Stucco, Stucco Finish

**# of Garage Spaces:** 0.00

**Style:** Spanish Mission

**Construction Status:** Existing



---

## 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:** Fairmount Addition

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Guest House SqFt:** 257.0000

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

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Dirt

**Technology:** Tile, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Sam Hughes

**Tax Code:** 125-07-4870

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Rd Ste 120, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 449-2136

---

## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,ENERGY STAR Qualified Windows,Exposed Beams

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

**Fireplace Location: Other:** Family Room

**Laundry:** Gas Dryer Hookup,Laundry Room,Stacked Space

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split

**Patio/Deck:** None

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

**Main Heating:** Forced Air,Natural Gas

**Security:** Prewired,Window Bars,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** Quarters

---

## Nearby Schools

**High School:** Tucson

**Elementary School:** Sam Hughes

**Middle School:** Mansfeld

---

## Fees and Taxes

**Tax Year:** 2023

