



**\$420,000**

## **3295 N BEAR SPRING TRAIL, TUCSON, AZ 85745, USA**

<https://rehomes.us>

Welcome home to your move-in ready 3-bed, 2.5-bath home in the super desirable gated Rancho Agua Dulce community! Freshly painted and upgraded, it's a true gem. Enjoy the low-maintenance backyard with artificial turf, awesome room to entertain, and a spacious 3-car garage. The master suite boasts dual custom walk in closets. Plus, there's a community [...]

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



**Daniel Caldwell**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2002

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5532.00 sq ft

**MLS #:** 22324110

**Bathrooms Full:** 2

**List Number Main:** 22324110

**Municipality/Zoning:** Pima County - CR3

**Township:** 13

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## Description

**Legal Description:** RANCHO AGUA DULCE LOT 466

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Den

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## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Ceramic Tile, Laminate
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2062.00 sq ft	<b># of Garage Spaces:</b> 3.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> Existing

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> No Insurance Claims History Report,Probate/Estate
<b>Subdivision Name:</b> Rancho Agua Dulce (387- 781)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Decorative Gravel,Low Care	<b>Direction:</b> N
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Guest House SqFt:</b> 0.0000	<b>Electric: Electric Company:</b> TEP
<b>Landscape - Rear: Other:</b> Artificial Turf,Decorative Gravel	<b>Driveway: Paved:</b> Concrete
<b>Subdivision Restrict: Deed Restrictions:</b> Yes	<b>Subdivision Restrict: Age Restrictions:</b> No
<b>Association &amp; Fees: HOA:</b> Yes	<b>Home Protection: Offered:</b> No
<b>Accessibility Option:</b> Wide Hallways	<b>Assessments:</b> \$0
<b>Section:</b> 30	<b>Community:</b> None
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 103-12-5750
<b>Range:</b> 13.00	<b>Property Disclosures:</b> Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> HOA
<b>Technology:</b> Tile, Cable TV,High Speed Internet	<b>Terms:</b> Cash,Conventional,FHA,VA

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## Listing Office



**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Office Phone:** (520) 615-8400

**Listing Member Phone:** (520) 250-5748

## Units Information

**Unit Level:** 1

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Primary Downstairs,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ

**Neighborhood Feature:** Gated,Paved Street,Pool,Sidewalks,Spa

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** None

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

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

## Nearby Schools

**High School:** Tucson

**Elementary School:** Robins

**Middle School:** Mansfeld





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$53

**Assoc Fees Includes:** Common Area Maint,Gated Community

**Association & Fees: HOA Payment Frequency:** Quarterly

