



**\$285,000**

## **3341 S CHAMPLAIN AVE, TUCSON, AZ 85730, USA**

<https://rehomes.us>

Step into this stunning property that seamlessly combines the charm of authentic Tucson with modern upgrades. Saltillo tile flooring throughout compliments the fresh paint in today's tones. Newly installed windows & sliders flood the interior with natural light. The spacious kitchen/dining area features a white kitchen with stainless steel appliances, abundant cabinetry, and expansive countertops. [...]

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



**Hollis Angus**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1972

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 75'x98'x76'x98'

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22403745

**Bathrooms Full:** 2

**List Number Main:** 22403745

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** From Parcel:001010010 /Lakeside No 4 Lot 365

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** None

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Range,Microwave

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1395.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Mexican Tile

**Construction:** Slump Block

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**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:** Lakeside NO. 4 (294-393)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 136-20-1750

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, High Speed Internet

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## Listing Office

**ListingOfficeName:** Redfin

**Listing Office Address:** 5285 E William Cir Ste 1065,  
Tucson, AZ 85711

**Listing Member Phone:** (520) 310-8005

**Listing Office Phone:** (520) 744-6917

**Listing Office Url:**  
<http://www.redfin.com>

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## Amenities & Features



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

**Sewer:** Connected  
**Primary Bathroom Features:** Shower Only  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Forced Air  
**Security:** Smoke Detector(s)  
**Water:** City  
**Window Covering:** None  
**Guest Facilities:** None

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## Nearby Schools

**High School:** Santa Rita  
**Elementary School:** Ford

**Middle School:** Secrist

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## Fees and Taxes

**Tax Year:** 2023

