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**\$435,000**

## **3427 N FORGEUS AVE, TUCSON, AZ 85716, USA**

<https://rehomes.us>

Incredible opportunity to own a historical home in the desirable Winterhaven subdivision. This home features front and back Tongue and Groove patios from end to end. The den, which can be converted to a bedroom in the future, offers a great space to work for all of still needing that flexibility. The views from your [...]

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



**Jose Gonzalez**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1952

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 85X111X86X111

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9496.00 sq ft

**MLS #:** 22315831

**Bathrooms Full:** 1

**List Number Main:** 22315831

**Municipality/Zoning:** Tucson - R1

**Township:** 13

Description

**Legal Description:** From Parcel: 001010010/Winterhaven Lot 21 Blk 1 Historic Property (Potential Additional Taz) Per Ars

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Extra Room:** Den

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Refrigerator

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1342.00 sq ft

**Stories:** One

**Fence:** Block,Slump Block,Wrought Iron

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile

**Construction:** Brick,Frame

**# 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:** Winterhaven

**Landscape - Front: Other:** Low Care,Natural Desert,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 112-03-0200

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

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

**Listing Member Phone:** (520) 271-7137

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## Amenities & Features



<b>Exterior Features:</b> Shed	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> None	<b>Primary Bathroom Features:</b> Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> Yes
<b>Assoc Amenities:</b> None	<b>Laundry:</b> Laundry Room
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Covered
<b>Security:</b> Alarm Installed	<b>Spa:</b> None, None
<b>Water:</b> Private Well	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> None
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Catalina	<b>Middle School:</b> Doolen
<b>Elementary School:</b> Cragin	

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Water
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$80	

