



**\$600,000**

**3503 S DESERT MOTIF RD, TUCSON, AZ  
85735, USA**

<https://rehomes.us>

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

Welcome to your oasis in Tucson Mountain Sanctuary, where this charming 3-bedroom, 2-bathroom home invites you to experience the best of Arizona living. Nestled against the tranquil desert backdrop, this residence offers a serene retreat with modern amenities and picturesque views. Inside, a cozy fireplace sets the tone for cozy evenings, complemented by a large [...]



**Jeff LeBlanc**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7100.00 sq ft

**MLS #:** 22415741

**Bathrooms Full:** 2

**List Number Main:** 22415741

**Municipality/Zoning:** Pima County - CR4

**Township:** 14

Description

**Legal Description:** Tucson Mountain Sanctuary Lot 300

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2291.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Tucson Mountain Sanctuary (1-154)

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

**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:** 212-27-3030

**Property Disclosures:** Insurance Claims History Report,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:** Desert Plantings,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers,Level,Roll-In Shower

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 954-1868

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** Yes

**Laundry:** Gas Dryer Hookup,Laundry Room,Sink,Storage

**Fireplace:** Gas

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

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Outdoor Kitchen

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Alarm Installed,Cameras,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**Elementary School:** Banks

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$15

**Assoc Fees Includes:** Common Area Maint

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

