



\$330,000

3520 E SYLVANE ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

Introducing a move-in ready property now on the market! This charming 2-story home features ample parking space, a cozy front porch, solar panels, & an attached studio that can be used as guest quarters or a rental unit. Discover sizable living areas, ceiling fans, graceful archways, & tile flooring. The kitchen is equipped w/recessed lighting, [...]

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



Rebecca Crane

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1966

Days On Market: 4

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 55-111-56-111

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 6163.00 sq ft

MLS #: 22403523

Bathrooms Full: 3

List Number Main: 22403523

Municipality/Zoning: Tucson - R2

Township: 14

Description

Legal Description: Citation Park Lot 439

Rooms

Sauna Level: TUSD

Kitchen Features: Countertops: Tile

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal

Laundry Level: Off Kitchen

Kitchen Features: Appliance Color: Stainless

Extra Room: Workshop

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1673.00 sq ft

Stories: Two

Fence: Block,Chain Link,Wood

Garage/Carport Feat: None

Floor covering: Ceramic Tile, Laminate

Construction: Frame - Stucco

of Garage Spaces: 0.00

Style: Contemporary

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: Citation Park (209-457)

Landscape - Front: Other: Low Care,Trees

Horse Property: No

Guest House SqFt: 344.0000

Landscape - Rear: Other: Low Care,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: None

Section: 21

Tax Code: 130-08-3610

Property Disclosures: Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Built-Up, Cable TV,High Speed Internet,Telephone

Listing Office

ListingOfficeName: Real Broker AZ, LLC

Listing Office Address: 3707 E Southern Ave, #1074, Mesa, AZ 85206

Listing Office Phone: (602) 755-3415

Listing Member Phone: (520) 271-0073

Amenities & Features



Interior Features: Ceiling Fan(s),High Ceilings
9+,Split Bedroom Plan,Storage

Sewer: Connected

Electric: Solar PV System

Guest Facilities: **Other:** Studio

Pool: Conventional: No

Laundry: Laundry Room

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

Patio/Deck: Balcony,Covered,Patio

Security: Smoke Detector(s),Wrought Iron Security
Door

Water: City

Window Covering: Stay

Guest Facilities: Quarters

Exterior Features: Workshop

Neighborhood Feature: Paved
Street,Sidewalks

Primary Bathroom Features: Shower
Only

Fireplace Location: **Other:** None

Assoc Amenities: None

Fireplace: None

Main Heating: Electric,Forced Air,Mini-
Split

Pool: None

Spa: None, None

Water Heater: Electric

Gas: Natural

Nearby Schools

High School: Tucson

Elementary School: Kellond

Middle School: Mansfeld

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: None

