



**\$600,000**

**3641 N BEAR CANYON RD, TUCSON, AZ  
85749, USA**

<https://rehomes.us>

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

Beautifully remodeled horse property NE Tucson. This 4BR/3BA home is move in ready. Wide entry way with gorgeous bamboo floors, leads to cozy living room with east facing views that is also open to the formal dining area and casual family room with fire place. Sleek kitchen has tons of storage, concrete counters, and stainless [...]



**Lynette Bruster**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1973

**Bathrooms Full:** 2

**List Number Main:** 22321747

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 48352.00 sq ft

**MLS #:** 22321747

**County:** Pima

**Lot Acres:** 1.11 acres

**Lot Dimensions:** irregular

**View:** Mountains

## Description

**Legal Description:** Bear Canyon Estates Lot 56

## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Countertops:** concrete

**Kitchen Features:** **Dining Areas:** Breakfast Bar,Dining Area,Formal Dining Room

**Appliance Color:** Stainless

**Extra Room:** Bonus Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Freezer,Garbage Disposal,Microwave,Refrigerator

## Building Details

**Lot Features:** Subdivided

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

**# of Carport Spaces:** 2.00

**Floor covering:** Bamboo, Carpet

**Basement:** No

**Construction:** Slump Block

**Main House SqFt:** 2434.00 sq ft

**# of Garage Spaces:** 0.00

**Stories:** One

**Style:** Ranch

**Fence:** Block

**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:** Bear Canyon Estates (1-58)

**Landscape - Front: Other:** Low Care

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-27-1210

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** County

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 275-9251

**Listing Office Phone:** (520) 918-4800

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

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## Units Information

**Unit Level:** 1



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Skylight(s),Storage

**Sewer:** Connected

**Primary Bathroom Features:** Dual Flush Toilet,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family Room

**Laundry:** Dryer,Energy Star Qualified Washer,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

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# Nearby Schools

**High School:** Sabino

**Elementary School:** Collier

**Middle School:** Magee

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# Fees and Taxes

**Tax Year:** 2023

