



\$395,000

39268 S TRIFECTA CT, TUCSON, AZ 85739, USA

<https://rehomes.us>

Single-owner "Fenton" floor-plan by Richmond American offering 1,708 SqFt in a comfortable 3-bed, 2-bath home. The covered entrance opens to a separate guest bedroom/bathroom corner of the home. An central dining room could double as a home office or playroom for the kiddos. And the spacious kitchen, with pre-wire for a custom island and walk-in [...]

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



Kevin Nullmeyer

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2018

Days On Market: 23

County: Pinal

Lot Acres: 0.14 acres

Lot Dimensions: unknown

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6117.00 sq ft

MLS #: 22312261

Bathrooms Full: 2

List Number Main: 22312261

Municipality/Zoning: Catalina - CR3

Township: 10

Description

Legal Description: Lot 941 Of Eagle Crest Ranch Vi Lots 921 Thru 958 In Plat Fee 201 3-045964 In Sec 32-10S-14E 6117 Sq Ft 0.14 Ac

Rooms

Sauna Level: Oracle

Kitchen Features: **Appliance Color:** Black

Dining Areas: Breakfast Nook,Formal Dining Room

Kitchen Features: Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features: **Pantry:** Walk-In

Extra Room: **Other:** Dining Room

Extra Room: Office

Building Details



Lot Features: Corner Lot
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 1708.00 sq ft
Stories: One
Fence: Block

Garage/Carport Feat: Electric Door Opener
Floor covering: Carpet, Ceramic Tile
Construction: Stucco Finish,Wood Frame
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: Eagle Crest Ranch
Landscape - Front: Other: Decorative Gravel,Low Care
Horse Property: No
Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-93-927

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Low Care,Vegetable Garden

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 32

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, None

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Listing Office



ListingOfficeName: Timber Creek Real Estate

Listing Office Address: 39508 S Mountain Shadow Dr,
Tucson, AZ 85739

Listing Office Phone: (520)
485-8569

Listing Member Phone: (520)
485-8569

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Storage,Walk In Closet(s),Water Softener

Neighborhood Feature: Basketball Court,Park,Paved
Street,Sidewalks

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Dryer,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver

Security: Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

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

Water: Other: Goodman

Assoc Amenities: Park

Fireplace: None

Main Heating: Forced Air,Natural
Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Canyon Del Oro

Elementary School: Mountain Vista

Middle School: Mountain Vista

Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$45

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency:
Quarterly

