



**\$225,000**

## **3940 E TIMROD ST, TUCSON, AZ 85711, USA**

<https://rehomes.us>

An outstanding investor opportunity nestled in the heart of Tucson close to Reid Park Zoo, Randolph Park and the historic San Clemente neighborhood. This 2bd, 2bath condominium is being sold "As-Is" and has plenty of potential with a spacious floor plan and second story views of treetops, southern skies and sunset colors from a sleek [...]

- 2 beds
- 1.00 bath
- Condominium
- Residential
- Active



**Richard Smith**

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 1.00 bath  
**Year built:** 1970  
**Days On Market:** 4  
**County:** Pima  
**Lot Acres:** 0.01 acres  
**Lot Dimensions:** Irregular  
**View:** Residential

**Type:** Condominium  
**Bedrooms:** 2 beds  
**Lot size:** 593.00 sq ft  
**MLS #:** 22323967  
**Bathrooms Full:** 1  
**List Number Main:** 22323967  
**Municipality/Zoning:** Tucson - R3  
**Township:** 14

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## Description

**Legal Description:** Eden Roc Condo No. 1 A, unit 268, Garage No. 50 Garage % INT 50%.

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## Rooms

**Sauna Level:** TUSD  
**Kitchen Features: Countertops:** .  
**Kitchen Features: Appliance Color:** White  
**Extra Room:** None

**Laundry Level:** Community  
**Kitchen Features: Pantry:** Closet  
**Dining Areas:** Dining Area  
**Kitchen Features:** Refrigerator

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## Building Details

**Lot Features:** North/South Exposure  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1371.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Detached  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Slump Block  
**# of Garage Spaces:** 1.00  
**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:** Eden Roc Condos 1a

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$200

**Association & Fees: HOA Telephone:** 520-888-0474

**Accessibility Option:** None

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV, Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Eden Roc Gardens #1a

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 126-16-4150

**Property Disclosures:** Lead-Based Paint, Military Airport Vcty, Public Airport Vcty, Road Maint. Agreement, Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash, Conventional, VA

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr #175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 637-7467

**Listing Office Phone:** (520) 352-2700

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



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# Units Information

Unit Level: 2

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## Amenities & Features

|   |  |
|---|--|
| <b>Interior Features:</b> Dual Pane Windows, Skylights      | <b>Exterior Features:</b> None                     |
| <b>Sewer:</b> Connected                                     | <b>Neighborhood Feature:</b> Golf, Pool, Spa       |
| <b>Primary Bathroom Features:</b> Exhaust Fan, Shower & Tub | <b>Fireplace Location: Other:</b> None             |
| <b>Pool: Conventional:</b> No                               | <b>Assoc Amenities:</b> Laundry, Pool, Spa/Hot Tub |
| <b>Fireplace:</b> None                                      | <b>Main Cooling:</b> Central Air                   |
| <b>Main Heating:</b> Forced Air                             | <b>Patio/Deck:</b> Balcony                         |
| <b>Pool:</b> None   | <b>Security:</b> None                              |
| <b>Spa:</b> None, None                                      | <b>Water:</b> City                                 |
| <b>Water Heater:</b> Natural Gas                            | <b>Window Covering:</b> Some                       |
| <b>Gas:</b> Natural   | <b>Guest Facilities:</b> None                      |

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## Nearby Schools

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|--------------------------------------|----------------------------|
| <b>High School:</b> University       | <b>Middle School:</b> Vail |
| <b>Elementary School:</b> Lineweaver |                            |

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## Fees and Taxes

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|---|---|
| <b>Tax Year:</b> 2022                                   | <b>Assoc Fees Includes:</b> Common Area Maint, Exterior Mnt of Unit, Garbage Collection, Pest Control, Sewer, Water |
| <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$295 | <b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly   |

