



**\$399,900**

**39532 CINCH STRAP PL, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Please come view this beautiful move-in ready 4-bed 2.5-bath home located on a cul-de-sac in the desirable Eagle Crest Ranch! The exterior features a large useable backyard with incredible sunset views and an extended driveway for tons of additional parking. The interior features an open concept floor plan with a kitchen that anyone who enjoys [...]

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



**Larry Burr**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 15

**County:** Pinal

**Lot Acres:** 0.14 acres

**Lot Dimensions:** IRR

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6098.00 sq ft

**MLS #:** 22408573

**Bathrooms Full:** 2

**List Number Main:** 22408573

**Municipality/Zoning:** Catalina - CR3

**Township:** 10

## Description

**Legal Description:** EAGLE CREST RANCH III LOT 432 SEC 32-10S-14E 6303 SQ FT 0.14 AC

## Rooms

**Sauna Level:** Oracle

**Extra Room:** None

**Dining Areas:** Dining Area

**Kitchen Features:** Gas Range,Microwave,Refrigerator

## Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2236.00 sq ft

**Stories:** Two

**Fence:** Block,Wood

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame

**# of Garage Spaces:** 2.00

**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:** Eagle Crest Ranch

**Landscape - Front: Other:** Decorative Gravel,Trees

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel

**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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** Trice

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-93-434

**Property Disclosures:** Insurance Claims History Report

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA

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## Listing Office

**ListingOfficeName:** ATLAS AZ, LLC

**Listing Office Address:** 335 E Palm Ln, Phoenix, AZ 85004

**Listing Member Phone:** (480) 828-3283

**Listing Office Phone:** (602) 481-0648

**Listing Office Url:** <http://https://www.realatlas.com/az>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Slab

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Mountain Vista

**Middle School:** Mountain Vista

## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$540

