



**\$430,000**

## **4045 W GENTLE PL, TUCSON, AZ 85741, USA**

<https://rehomes.us>

Looking for a stunning home in Tucson? Look no further than 4045 W. Gentle Pl. This meticulously maintained property boasts a range of upgrades that will leave you breathless. Step inside to discover beautiful granite countertops and stainless steel appliances, adding a touch of elegance to the kitchen. The new porcelain tile flooring throughout the [...]

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



**Maria Trujillo**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1999  
**Bathrooms Full:** 2  
**List Number Main:** 22314371  
**Municipality/Zoning:** Pima County - CR3  
**Township:** 12

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 8233.00 sq ft  
**MLS #:** 22314371  
**County:** Pima  
**Lot Acres:** 0.19 acres  
**Lot Dimensions:** 72' x 120' x 66' x 111'  
**View:** Mountains,Sunset

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## Description

**Legal Description:** From Parcel:225360210 /Juniper Ridge Lot 0001

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Adjacent to Alley,Corner Lot,Cul-De-Sac,Elevated Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1480.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Santa Fe

**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:** Juniper Ridge(1-12)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-36-0390

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet



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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Phone:** (888) 897-7821

**Listing Office Address:** One South Church Ave, # 12, Tucson, AZ 85701

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

**Listing Member Phone:** (520) 971-7560

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,Garden Window,Low Emissivity Windows,Skylight(s),Skylights,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio,Paver,Ramada

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Native Plants

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** None

**Fireplace:** Gas

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools



**High School:** Mountain View  
**Elementary School:** Quail Run

**Middle School:** Tortolita

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## Fees and Taxes

**Tax Year:** 2022                      **Assoc Fees Includes:** None

