



**\$194,000**

**4046 S POINCIANA DR, TUCSON, AZ 85730, USA**

<https://rehomes.us>

Don't miss out on this opportunity to own this Townhouse for under \$200K. This property is perfect for first time home buyers or investors looking for a rental. Great location, with quick access to stores and shopping centers. This house has been well kept, has ceramic tile throughout and much more.

- 3 beds
- 1.00 bath
- Townhouse
- Residential
- Active



**Robert Felix**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1973

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.00 acres

**Lot Dimensions:** Unknown

**View:** Residential

**Type:** Townhouse

**Bedrooms:** 3 beds

**Lot size:** 0.05 sq ft

**MLS #:** 22406748

**Bathrooms Full:** 1

**List Number Main:** 22406748

**Municipality/Zoning:** Tucson - 03

**Township:** 14

Description

**Legal Description:** PALM GROVE CLUSTERS TOWNHOUSES LOT 339 & S2' LOT 338

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Extra Room:** None

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Refrigerator

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1222.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** Additional Carport,Detached

**Floor covering:** Ceramic Tile

**Construction:** Brick,Siding

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Palm Grove Clusters (186-349, 543)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 136-37-343A

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Chip/Seal

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

---

## Listing Office

**ListingOfficeName:** Stevens North

**Listing Office Address:** 6700 N Oracle Rd Ste 234, Tucson, AZ 85704

**Listing Office Phone:** (520) 638-5875

**Listing Member Phone:** (520) 481-5277

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features



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

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air,Window Unit(s)

**Patio/Deck:** None

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

## Nearby Schools

**High School:** Santa Rita

**Elementary School:** Erickson

**Middle School:** Secrist

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$56

