



\$399,000

4056 E WADING DUCK CT, TUCSON, AZ 85712, USA

<https://rehomes.us>

Rare opportunity for 3 bed/2 full bath 1,571 SqFt single story, no stairs/no steps, 2005 built modern contemporary home with attached 2 car post tension garage located at end of quiet cul-de-sac in desirable Riverhaven Community (majority of the homes in Riverhaven are 2 story) in thriving Central Tucson. Convenient location, walk to the Rillito [...]

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



Spirit Messingham

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2005

Days On Market: 13

County: Pima

Lot Acres: 0.13 acres

Lot Dimensions: 129'X50'X123'X52'

View: Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5691.00 sq ft

MLS #: 22403243

Bathrooms Full: 2

List Number Main: 22403243

Municipality/Zoning: Tucson - R1

Township: 13

Description

Legal Description: Walnut Property Lot 27

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Oven,Island,Lazy Susan,Refrigerator

Kitchen Features: Countertops: upgraded 2023

Kitchen Features: Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: North/South Exposure,Subdivided
of Carport Spaces: 0.00
Floor covering: Ceramic Tile, Laminate
Floor Covering: Other: Luxury vinyl plank
Main House SqFt: 1571.00 sq ft
Stories: One
Fence: Block

Garage/Carport Feat: Additional Garage
Roof: Other: concrete flat tile
Basement: No
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Contemporary,Modern
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: Walnut Property (1-54)

Landscape - Front: Other: Decorative Gravel,Low Care,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Flower Beds,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Riverhaven Communi

Accessibility Option: None

Section: 27

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$275

Home Protection: Offered: No

Assessments: \$0

Community: Riverhaven

Tax Code: 110-03-5110

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

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Phone: (520)
544-2335

Listing Office Address: 1650 E River Rd., Suite 202,
Tucson, AZ 85718

Listing Member Phone: (520)
471-6900

Amenities & Features

Interior Features: Ceiling Fan(s),Dual
Pane Windows,Low Emissivity Windows

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Dog Run

Neighborhood Feature: Jogging/Bike
Path,Park,Paved Street,Sidewalks,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air,Natural Gas

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

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina

Middle School: Doolen

Elementary School: Davidson

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$25

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Quarterly

