



**\$470,000**

## **409 W ROSALES ST, TUCSON, AZ 85701, USA**

<https://rehomes.us>

Charming, fully remodeled Barrio Bungalow in Vibrant Downtown! Step inside this enchanting home where the warm & inviting atmosphere will immediately make you feel at ease. The living room is bathed in natural light & amazing kitchen boasts modern amenities for all your culinary needs. Both bedrooms offer peaceful retreats w/one having private patio access. [...]

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Alicia Speer**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1927

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 40x100

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4356.00 sq ft

**MLS #:** 22323290

**Bathrooms Full:** 1

**List Number Main:** 22323290

**Municipality/Zoning:** Tucson - HR2

**Township:** 14

## Description

**Legal Description:** BALL-PARK LOT 2 BLK 2 HISTORIC PROPERTY (potential additional tax) PER ARS 42-12

## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area,Great Room

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

**Kitchen Features: Countertops:** Quartz

**Extra Room:** Studio,Workshop

## Building Details

**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Mud Adobe

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**Construction Status:** Existing

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Laminate

**Fence: Other:** Metal

**Main House SqFt:** 913.00 sq ft

**Stories:** One

**Fence:** Chain Link



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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:** Ball Park

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 13

**Attribution Contact:** 520-444-6694

**Tax Code:** 117-18-0880

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 918-5951

**Listing Office Phone:** (520) 918-6500

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

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## Units Information



Unit Level: 1

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## Amenities & Features

- Exterior Features:

Workshop
- Neighborhood Feature:

Historic,Paved Street
- Fireplace Location:

Other: Great Room
- Laundry:

Gas Dryer Hookup,Laundry Room
- Main Cooling:

Central Air
- Patio/Deck:

Covered
- Security:

Smoke Detector(s),Window Bars,Wrought Iron Security Door
- Water:

City
- Window Covering:

Stay
- Guest Facilities:

None
- Sewer:

Connected
- Primary Bathroom Features:

Shower Only
- Pool: Conventional:

No
- Fireplace:

Wood Burning
- Main Heating:

Gas Pac
- Pool:

None
- Spa:

None, None
- Water Heater:

Natural Gas,Tankless Water Htr
- Gas:

Natural

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## Nearby Schools

- High School:

Tucson
- Middle School:

Safford K-8 Magnet
- Elementary School:

Carrillo

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## Fees and Taxes

- Tax Year:

2023
- Assoc Fees Includes:

None

