



**\$475,000**

## 41 S NIGHTFALL AVE, TUCSON, AZ 85748, USA

<https://rehomes.us>

Welcome to this beautiful home in Silverado Hills that has been lovingly maintained by its owners for the past 23 years. As one of the original model homes, this residence boasts a rich history and enduring charm. With gorgeous views of the Rincon and Catalina mountains, this property offers a backdrop of natural splendor. The [...]

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



**Laurie Hassey**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1993

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.27 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 11543.00 sq ft

**MLS #:** 22317717

**Bathrooms Full:** 2

**List Number Main:** 22317717

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** Silverado Hills Block 5 Lot 0002

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Pantry: Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Extra Room:** Den

**Kitchen Features:** Dishwasher,Gas Range,Water Purifier

Building Details

**Lot Features:** Borders Common Area,East/West Exposure

**Garage/Carport Feat:** Electric Door Opener

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile, Wood

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2224.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block

**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:** Silverado Hills Blk 5 (1-61)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 13

**Attribution Contact:** 520-918-8888

**Tax Code:** 133-51-2770

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Silverado Hills

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 9155 E Tanque Verde Rd Ste 107, Tucson, AZ 85749

**Listing Office Phone:** (520) 918-8888

**Listing Member Phone:** (520) 918-8888

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Dryer,Sink,Storage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** Living  
Room

**Assoc Amenities:** Maintenance

**Fireplace:** Gas

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

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuaro

**Middle School:** Gridley

**Elementary School:** Soleng Tom

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Street  
Maint

**Association & Fees: HOA Amt  
(Monthly):** \$53.60

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

