



**\$725,000**

## **4105 N VÍA TRANQUILO, TUCSON, AZ 85750, USA**

<https://rehomes.us>

High on a hill with sweeping views. Carefully thought out floor plan with large great room. Breakfast nook off the kitchen. Updated stainless steel appliances. Outdoor seating off the kitchen/great room. 3 bedrooms and 2 bathrooms. Den/office with high ceilings. Ceramic tile floors and carpet in the bedrooms. Unique semi-newer home that is on a [...]

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



**Len Vance**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2002  
**Days On Market:** 13  
**County:** Pima  
**Lot Acres:** 1.22 acres  
**Lot Dimensions:** Unknown  
**View:** City,Mountains,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 53067.00 sq ft  
**MLS #:** 22313106  
**Bathrooms Full:** 2  
**List Number Main:** 22313106  
**Municipality/Zoning:** Pima County - CR1  
**Township:** 13

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## Description

**Legal Description:** LA BUENA VIDA ESTATES LOT 46

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## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Nook,Great Room

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

**Kitchen Features:**  
**Appliance Color:** Stainless  
**Extra Room:** Den,Office

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## Building Details

**Lot Features:** Elevated Lot  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 2118.00 sq ft  
**Stories:** One  
**Fence:** Block,Stucco Finish

**Garage/Carport Feat:** Attached Garage/Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Mediterranean  
**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:** La Buena Vida Estates (39-73)

**Landscape - Front:** **Other:** Decorative  
Gravel, Shrubs, Trees

**Horse Property:** No

**Electric:** **Electric Company:** TEP

**Driveway:** **Paved:** Asphalt

**Subdivision Restrict:** **Age Restrictions:** No

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Alarm System, Cable  
TV, Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear:** **Other:** Decorative  
Gravel, Shrubs, Trees

**Subdivision Restrict:** **Deed**  
**Restrictions:** No

**Association & Fees:** **HOA:** Yes

**Accessibility Option:** None

**Section:** 24

**Tax Code:** 109-27-0460

**Property Disclosures:** None

**Road Maintenance:** County

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Vance Realty

**Listing Office Address:** 7702 N. Village Ave, Tucson,  
AZ 85704

**Listing Office Phone:** (520)  
440-4557

**Listing Member Phone:** (520)  
400-6074

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Whitmore

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$40.79

