



**\$375,000**

**4207 E PARTING WATERS WAY, TUCSON, AZ  
85712, USA**

<https://rehomes.us>

3BR/2.5BA/2car garage on premium corner cul-de-sac lot! The garage has an epoxy coated floor. Ceramic tile downstairs and carpet in bedrooms, ceiling fans throughout, updated fixtures, spacious updated eat-in kitchen with stainless steel appliances that convey! Master features dual-sink vanity & large garden tub and walk-in closet. Low care landscaping in oversized yard with ceiling [...]

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



**John Smith**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 3.00 baths	<b>Lot size:</b> 4792.00 sq ft
<b>Year built:</b> 2003	<b>MLS #:</b> 22414200
<b>Days On Market:</b> 45	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22414200
<b>Lot Acres:</b> 0.11 acres	<b>Municipality/Zoning:</b> Tucson - R2
<b>Lot Dimensions:</b> irregular	<b>Township:</b> 13
<b>View:</b> Mountains	

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# Description

**Legal Description:** RIVERHAVEN LOT 250

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# Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Pantry:</b> Walk-In
<b>Kitchen Features: Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Island

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# Building Details



**Lot Features:** Cul-De-Sac  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1681.00 sq ft  
**Stories:** Two  
**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Contemporary  
**Construction Status:** Existing

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## Miscellaneous

**Compensation Disclaimer:** .  
**Subdivision Name:** Riverhaven (1-373)  
**Direction:** E  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Low Care  
**Subdivision Restrict: Deed Restrictions:** Yes  
  
**Association & Fees: HOA:** Yes  
**Accessibility Option:** None  
**Section:** 27  
**Attribution Contact:** 520-250-7384  
**Tax Code:** 110-03-3560  
**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure  
**Road Maintenance:** City  
**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None  
**Landscape - Front: Other:** Low Care  
**Horse Property:** No  
**Electric: Electric Company:** TEP  
**Driveway: Paved:** Concrete  
**Subdivision Restrict: Age Restrictions:** No  
**Home Protection: Offered:** No  
**Assessments:** \$0  
**Community:** Riverhaven  
**Fire Protection:** Included in Taxes  
**Range:** 14.00  
**Road Type:** Paved  
  
**Technology:** Tile, None

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## Listing Office

**ListingOfficeName:** Long Realty Company  
**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715  
**Listing Member Phone:** (520) 250-7384

**Listing Office Phone:** (520) 918-4800  
**Listing Office Url:**  
<http://www.LongRealty.com>



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# Units Information

Unit Level: 2

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# Amenities & Features

- Interior Features:** Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)
- Neighborhood Feature:** Paved Street,Sidewalks
- Fireplace Location: Other:** None
- Laundry:** Dryer,Laundry Room,Washer
- Main Cooling:** Ceiling Fans,Central Air
- Patio/Deck:** Covered
- Spa:** None, None
- Water Heater:** Natural Gas
- Gas:** Natural
- Sewer:** Connected
- Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub
- Pool: Conventional:** No
- Fireplace:** None
- Main Heating:** Gas Pac
- Security:** Smoke Detector(s)
- Water:** City
- Window Covering:** Some
- Guest Facilities:** None

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# Nearby Schools

- High School:** Catalina
- Elementary School:** Davidson
- Middle School:** Doolen

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# Fees and Taxes

- Tax Year:** 2023
- Association & Fees:** HOA Amt (Monthly): \$33.33
- Association & Fees:** HOA Payment Frequency: Quarterly

