



**\$649,000**

**4222 E PONTATOC DR, TUCSON, AZ 85718, USA**

<https://rehomes.us>

OPEN HOUSE SUNDAY, JULY 14TH 10AM-12PM. Incredibly charming single story .57 acre home nestled in the heart of the Catalina Foothills. Relax in the large living space with a center gas fireplace, exposed wood beams, custom niches, window benches, Saltillo tile floors (recently resealed) & no interior steps. The dining area is located adjacent to [...]

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



**Patti Inouye**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1981

**Days On Market:** 24

**County:** Pima

**Lot Acres:** 0.57 acres

**Lot Dimensions:** Irregular

**View:** Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 24829.00 sq ft

**MLS #:** 22415593

**Bathrooms Full:** 2

**List Number Main:** 22415593

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** LAS ALTURAS LOT 0018

Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Desk,Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 2119.00 sq ft  
**Stories:** One  
**Fence:** Wrought Iron  
**Garage/Carport Feat:** Attached Garage  
Cabinets,Attached Garage/Carport,Electric Door Opener  
**Floor covering:** Carpet, Mexican Tile  
**Construction:** Frame - Stucco,Stucco Finish  
**# of Garage Spaces:** 2.00  
**Style:** Pueblo  
**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:** Las Alturas (1-167)  
**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Trees  
**Horse Property:** No  
**Electric: Electric Company:** TEP  
**Driveway: Paved:** Pavers  
**Subdivision Restrict: Age Restrictions:** No  
**Association & Fees: HOA Name:** Las Alturas HOA  
**Accessibility Option:** None  
**Section:** 15  
**Attribution Contact:** pinouye@longrealty.com  
**Tax Code:** 109-13-2290  
**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure  
**Road Maintenance:** County  
**Terms:** Cash,Conventional,VA  
**Special Listing Conditions:** None  
**Co-op Fee:** \$3  
**Direction:** E  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees  
**Subdivision Restrict: Deed Restrictions:** Yes  
**Association & Fees: HOA:** Yes  
**Home Protection: Offered:** No  
**Assessments:** \$0  
**Community:** None  
**Fire Protection:** Subscription  
**Range:** 14.00  
**Road Type:** Paved  
**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet

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## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 299-2201

**Listing Office Address:** 4051 E. Sunrise Dr No.  
101, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 331-9432

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## Amenities & Features

**Interior Features:** Bay Window,Central Vacuum,Exposed Beams,Foyer,Skylights,Storage,Walk In Closet(s),Wet Bar

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Main Cooling: Other:** Trane

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio,Paver,Ramada

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:**  
Courtyard,Native Plants,Shed

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:**  
Kitchen,Living Room

**Pool: Conventional:** Yes

**Fireplace:** Bee Hive,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:** Catalina Fthls

**Middle School:** Orange Grove

**Elementary School:** Sunrise Drive

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$12

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

