



\$350,000

**4234 E SHADOW BRANCH DR, TUCSON, AZ
85756, USA**

<https://rehomes.us>

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

Ask seller about a 2-1 buy down credit. Welcome to this stunning property that offers a tranquil and inviting atmosphere with its natural color palette. This home boasts various rooms that provide flexible living spaces to accommodate your needs. Enjoy the luxury of a primary bathroom designed with a separate tub and shower. The double [...]



Michelle Holmes

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2007

Days On Market: 47

County: Pima

Lot Acres: 0.15 acres

Lot Dimensions: 60*110

View: None

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6599.00 sq ft

MLS #: 22326720

Bathrooms Full: 2

List Number Main: 22326720

Municipality/Zoning: Tucson - R2

Township: 15

Description

Legal Description: From Parcel:140414920 /Valencia Reserve South Lot 34

Rooms

Sauna Level: Sunnyside

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Range,Microwave

Kitchen Features: Countertops: Granite Slab

Extra Room: None

Building Details

Lot Features: Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1955.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Carpet, Ceramic Tile

Construction: Stucco Finish

of Garage Spaces: 2.00

Style: Modern

Construction Status: Existing



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: Valencia Reserve South (1-315)

Landscape - Front: Other: Decorative Gravel

Horse Property: No

Electric: Electric Company: Tucson Electric Powe

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 5208880474

Accessibility Option: None

Section: 15

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Valencia Reserve Com

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 140-41-5260

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,VA

Listing Office

ListingOfficeName: Opendoor Brokerage, LLC

Listing Office Address: 410 N Scottsdale Road No. 1600, Tempe, AZ 85281

Listing Office Phone: (480) 462-5392

Listing Member Phone: (520) 391-9531

Amenities & Features



Exterior Features: None
Neighborhood Feature: None
Fireplace Location: Other: None
Laundry: Laundry Room
Main Cooling: Central Air
Patio/Deck: Covered
Spa: None, None
Water Heater: Electric
Gas: None

Sewer: Connected
Primary Bathroom Features: None
Pool: Conventional: No
Fireplace: None
Main Heating: Electric
Security: None
Water: City
Window Covering: None
Guest Facilities: None

Nearby Schools

High School: Desert View
Elementary School: Craycroft

Middle School: Lauffer

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$30

Association & Fees: HOA Payment Frequency: Quarterly

