



**\$595,000**

**4240 E AQUARIUS DR, TUCSON, AZ 85718, USA**

<https://rehomes.us>

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

Completely remodeled home in private gated Pontatoc Canyon Estates in the foothills. Contemporary open floor plan with concrete overlay, high end finishes, new kitchen with quartz countertops, newly tiled bathrooms, all new fixtures and recessed lighting. Spacious backyard with side gated entry, beautiful mountain views. Must see! Check out the 3d floor plan.

Owner/Agent



**Rolando Verduzco**



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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> 2.00 baths	<b>Lot size:</b> 9235.00 sq ft
<b>Year built:</b> 1979	<b>MLS #:</b> 22311157
<b>Days On Market:</b> 35	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22311157
<b>Lot Acres:</b> 0.21 acres	<b>Municipality/Zoning:</b> Pima County - CR1
<b>Lot Dimensions:</b> 76x128x67x158	<b>Township:</b> 13
<b>View:</b> Mountains	

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## Description

**Legal Description:** PONTATOC CANYON ESTATES LOT 10

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## Rooms

<b>Sauna Level:</b> Catalina Foothills	<b>Kitchen Features: Countertops:</b> Quartz
<b>Kitchen Features: Appliance Color:</b> Stainless	<b>Dining Areas:</b> Dining Area
<b>Extra Room:</b> Storage	<b>Kitchen Features:</b> Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator

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## Building Details



<b>Lot Features:</b> Cul-De-Sac,Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Concrete
<b>Basement:</b> No	<b>Construction:</b> Brick
<b>Main House SqFt:</b> 1905.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Ranch
<b>Fence:</b> Block	<b>Construction Status:</b> 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.

**Special Listing Conditions:** None

**Subdivision Name:** Pontatoc Canyon Estates (1-80) **Co-op Fee:** \$3

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Name:** Cadden

**Association & Fees: HOA Telephone:** 520-297-0797

**Home Protection: Offered:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Section:** 15

**Community:** None

**Fire Protection:** Subscription

**Tax Code:** 109-13-3900

**Range:** 14.00

**Property Disclosures:** None

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Built-Up, Cable TV,High Speed Internet

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



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## Listing Office

**ListingOfficeName:** RE/MAX Select

**Listing Office Phone:** (520) 867-4600

**Listing Office Address:** 2830 N. Swan Rd., Ste 120, Tucson, AZ 85712

**Listing Office Url:** [selectarizona.com](http://selectarizona.com)

**Listing Member Phone:** (520) 343-9903

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## Amenities & Features

**Interior Features:** High Ceilings 9+,Skylight(s),Skylights,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Exhaust Fan,Separate Shower(s),Walk-in Tub

**Pool: Conventional:** No

**Fireplace:** Bee Hive,Gas

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Gated,Paved Street

**Fireplace Location: Other:** Family Room

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Gated,Smoke Detector(s),Window Bars,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:** 2021

**Assoc Fees Includes:** Common Area Maint,Front Yard Maint,Gated Community,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$105

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

