



## 44 E BROADWAY BLVD UNIT 300, TUCSON, AZ 85701, USA

<https://rehomes.us>

Don't miss this rare opportunity to own a loft that combines modern design, functionality, and breathtaking views! Step into a world of contemporary sophistication in this distinctive loft condominium perched high above downtown Tucson. The residence is adorned with magnificent floor-to-ceiling windows that fill the space with natural light, creating an inviting and open atmosphere. The [...]

**\$875,000**

- 0 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Nicholle Bale**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1979

**Days On Market:** 55

**County:** Pima

**Lot Acres:** 0.04 acres

**Lot Dimensions:** 27x46x28x27

**View:** City,Mountains

**Type:** Condominium

**Bedrooms:** 0 beds

**Lot size:** 1786.00 sq ft

**MLS #:** 22411657

**Bathrooms Full:** 1

**List Number Main:** 22411657

**Municipality/Zoning:** Tucson - OCR2

**Township:** 14

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## Description

**Legal Description:** 44 East Broadway Condominums Sq20111930049 Unit 404 & Int In Common Elements Per Deed Restrictions

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## Rooms

**Sauna Level:**  
TUSD

**Dining Areas:** Dining Area

**Extra Room:**  
Storage

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Cooktop,Gas Oven,Island,Microwave,Refrigerator,Wine Cooler

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2286.00 sq ft

**Stories:** Two

**Fence:** None

**Garage/Carport Feat:** Parking Garage, Detached

**Floor covering:** Concrete

**Construction:** Brick,Masonry Stucco

**# of Garage Spaces:** 1.00

**Style:** Contemporary

**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:** 44 East Broadway

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** Accessible Elevator Installed, Handicap Convertible, Other Bath Modification, Roll-In Shower, Wide Doorways, Wide Hallways

**Assessments:** \$0

**Community:** None

**Tax Code:** 117-13-2260

**Property Disclosures:** Public Airport Vcty

**Road Maintenance:** City

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Plan By:** 2-10 Home Warranty

**Driveway:** None

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 599-2599

**Listing Office Phone:** (520) 615-8400

**Listing Office Url:**  
<http://www.1kwsa.com>

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## Units Information



Unit Level: 4

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## Amenities & Features

**Interior Features:** Exposed Beams,High Ceilings 9+,Wet Bar

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Laundry:** Dryer,In Bathroom,Stacked Space,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Balcony

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Tucson

**Middle School:** Safford K-8 Magnet

**Elementary School:** Safford K-8 Magnet

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$506

