



**\$299,950**

**4425 S AVENIDA DON ARTURO, TUCSON, AZ  
85757, USA**

<https://rehomes.us>

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

Cute older ranch style home available in the quiet Southwest Tucson Mountain Village neighborhood. The home features 3 large bedrooms, family room and dining room. And the screened Arizona Room is a denfinite bonus. \*\*This home has a 2-car garage as others in the neighborhood don't!\*\* Enjoy the peace and quiet of the country while [...]



**Bryan Watkins**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1973

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** 60 x 135

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8097.00 sq ft

**MLS #:** 22323801

**Bathrooms Full:** 2

**List Number Main:** 22323801

**Municipality/Zoning:** Pima County - CR3

**Township:** 14

## Description

**Legal Description:** Tucson Mountain Village Lot 190

## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Refrigerator

**Kitchen Features: Countertops:** formica

**Extra Room:** Arizona Room

## Building Details

**Lot Features:** East/West Exposure,Previously Developed

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1616.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Vinyl

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Tucson Mountain Village (1-236)

**Landscape - Front: Other:** Decorative Gravel, Shrubs, Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Foam, None

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 212-51-1900

**Property Disclosures:** Lead-Based Paint, None, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** LRA Real Estate Group, LLC

**Listing Office Address:** 65 E 1st Ave 104, Mesa, AZ 85210

**Listing Member Phone:** (480) 734-7878

**Listing Office Phone:** (480) 734-7878

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

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## Units Information

**Unit Level:** 1



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Paneling,Skylight(s),Workshop

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** None

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

**Main Cooling:** Ceiling Fans,Evaporative Cooling,Window Unit(s)

**Patio/Deck:** None

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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# Nearby Schools

**High School:** Cholla

**Elementary School:** Vesey

**Middle School:** Valencia

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# Fees and Taxes

**Tax Year:** 2023

