



**\$615,000**

## **4440 N CAMINITO OESTE, TUCSON, AZ 85718, USA**

<https://rehomes.us>

Looking for a Unique property, this is it! Tastefully remodeled 1941 mud adobe house w/casita- perched on top of 1.4 acre ridge lot w/wonderful views in Los Ranchos Perkins. Joesler-feel -Main house w/2 bedrooms & full bathroom, rustic touches-rough hewn exposed beam ceilings, original red concrete floors throughout, modern kitchen, wet bar, bee hive fireplace [...]

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



**Terri Kessler**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1941

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 1.34 acres

**Lot Dimensions:** unknown

**View:** City,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 58239.00 sq ft

**MLS #:** 22313969

**Bathrooms Full:** 2

**List Number Main:** 22313969

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

**Township:** 13

## Description

**Legal Description:** Los Ranchos Perkins Sw Cor Lot 21 & Sly Ptn Lot 32 & Lot S 34 & 35

## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Refrigerator,Wine Cooler

**Laundry Level:** building

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

**Extra Room:** Arizona Room

## Building Details

**Lot Features:** Elevated Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1106.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** None

**Floor covering:** Concrete

**Construction:** Mud Adobe

**# of Garage Spaces:** 0.00

**Style:** Modern,Ranch,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:** Los Ranchos Perkins

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Guest House SqFt:** 224.0000

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-23-037A

**Property Disclosures:** Insurance Claims History Report, Lead-Based Paint, Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 271-2073

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

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Paneling,Wet Bar

**Neighborhood Feature:** None

**Guest Facilities: Other:** Casita

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Sewer:** Septic

**Primary Bathroom Features:** Exhaust Fan,Pedestal Sink(s),Shower Only

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** None

**Fireplace:** Bee Hive,Wood Burning

**Main Heating:** Electric

**Security:** Gated

**Water:** City

**Window Covering:** Stay

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## Nearby Schools

**High School:** Catalina

**Middle School:** Doolen

**Elementary School:** Davidson

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

