



**\$299,000**

## **4442 E EL SOL CIR, TUCSON, AZ 85711, USA**

<https://rehomes.us>

Welcome to your dream home in Tucson, Arizona! This charming residence, located off Broadway and Swan, offers three bedrooms, two baths, and an updated kitchen. With a newer recoated roof and HVAC system, you can enjoy worry-free living. The open floor plan ensures seamless flow, ideal for entertaining. Conveniently situated near trendy restaurants, shopping, and [...]

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



**Nicolette Schamahorn**

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1964

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.22 acres

**Lot Dimensions:** Unknown

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9540.00 sq ft

**MLS #:** 22316805

**Bathrooms Full:** 2

**List Number Main:** 22316805

**Municipality/Zoning:** Tucson - R1

**Township:** 14

---

## Description

**Legal Description:** Colonia Allegre Lot 4 Exc Part W30' Thereof Blk 4

---

## Rooms

**Sauna Level:** TUSD

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

**Extra Room:** Storage

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

---

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1217.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Colonia Allegre

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 126-15-0220

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

---

## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704

**Listing Office Phone:** (520) 906-0769

**Listing Member Phone:** (520) 349-2443

---

## Amenities & Features



**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Laundry:** Dryer,Storage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Rincon

**Elementary School:** Lineweaver

**Middle School:** Vail

---

## Fees and Taxes

**Tax Year:** 2022

