



**\$400,000**

**446 N CAMPBELL AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Unique property near UofA stadium/campus. This lovely top floor condo has mountain and stadium views. North facing unit with lots of light. Condo offers security entry, elevator, travertine floors, carpet, granite countertops and black kitchen appliances. Also includes washer/dryer. This floor is zoned for residential or office space. Private fitness center on 2nd floor with [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Rosemary Lacy**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.03 acres

**Lot Dimensions:** condo

**View:** City,Mountains,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1220.00 sq ft

**MLS #:** 22315913

**Bathrooms Full:** 2

**List Number Main:** 22315913

**Municipality/Zoning:** Tucson - OCR1

**Township:** 14

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## Description

**Legal Description:** Sam Hughes Place at the Corner Condo Unit 1305

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## Rooms

**Sauna Level:** TUSD

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Island,Microwave,Refrigerator,Wet Bar

**Kitchen Features:** **Countertops:** granite

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** None

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## Building Details



**Lot Features:** Corner Lot,Previously Developed **Garage/Carport Feat:** Additional Carport,Detached  
**# of Carport Spaces:** 2.00  
**Basement:** No  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 0.00  
**Style:** Contemporary  
**Construction Status:** Existing  
**Floor covering:** Carpet  
**Floor Covering: Other:** travertine  
**Main House SqFt:** 1084.00 sq ft  
**Stories:** One  
**Fence:** Slump Block

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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:** Sam Hughes Place at The Corner  
**Co-op Fee:** \$3  
**Landscape - Front: Other:** None  
**Direction:** N  
**Horse Property:** No  
**Horse Facilities:** No  
**Guest House SqFt:** 0.0000  
**Electric: Electric Company:** TEP  
**Landscape - Rear: Other:** Low Care  
**Driveway: Paved:** Asphalt  
**Subdivision Restrict: Deed Restrictions:** Yes  
**Subdivision Restrict: Age Restrictions:** No  
**Association & Fees: HOA:** Yes  
**Association & Fees: HOA Name:** Sam Hughes PI HOA  
**Home Protection: Offered:** No  
**Accessibility Option:** None  
**Assessments:** \$0  
**Section:** 8  
**Community:** None  
**Attribution Contact:** rosemarylacy@gmail.com  
**Fire Protection:** Included in Taxes  
**Tax Code:** 125-07-6550  
**Range:** 14.00  
**Property Disclosures:** Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure  
**Road Type:** Paved  
**Road Maintenance:** City  
**Technology:** Built-Up, Alarm System,Cable TV,High Speed Internet,Telephone  
**Terms:** Cash,Conventional,FHA,VA



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Road, Suite 120,  
Tucson, AZ 85718

**Listing Office Phone:** (520)  
918-2400

**Listing Member Phone:** (520)  
272-8483

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## Units Information

**Unit Level:** 3

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## Amenities & Features

**Interior Features:** Dual Pane Windows,High Ceilings 9+

**Neighborhood Feature:** Exercise  
Facilities,Historic,Lighted,Paved Street,Sidewalks,Street  
Lights

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Security

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Jetted Tub,Shower & Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry  
Closet,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Balcony,Patio

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Sam Hughes

**Middle School:** Mansfeld





# Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$230

**Assoc Fees Includes:** Common Area Maint

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

