



**\$350,000**

## **4461 E BULLRUSH LN, TUCSON, AZ 85712, USA**

<https://rehomes.us>

Welcome! This move-in-ready townhome nestled on a corner lot. The main house is 3bed 2 bath w a private entry 1bed/bathroom guesthouse/casita. Featuring a 2-car garage, a private courtyard, and a sizable guest house w/a bathroom. Get an up-close look to discover tall ceilings, a skylight, tile flooring, & an inviting living/dining room kitchen showcases built-in [...]

- 4 beds
- 3.00 baths
- Townhouse
- Residential
- Active



**Nicole Churchill**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1983

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** 43-77-42-78

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 4 beds

**Lot size:** 3267.00 sq ft

**MLS #:** 22313643

**Bathrooms Full:** 3

**List Number Main:** 22313643

**Municipality/Zoning:** Tucson - R3

**Township:** 13

Description

**Legal Description:** Creekside (Townhouses) Lot 67

Rooms

**Sauna Level:** TUSD

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

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Laminate

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

**Extra Room:** None

Building Details



**Lot Features:** Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1441.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Creekside (1-99)

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Guest House SqFt:** 216.0000

**Landscape - Rear: Other:** Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Creekside

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-04-2420

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: Rec Fee:** \$0

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office



ListingOfficeName: eXp Realty

Listing Office Address: 5524 E 4th St #162, Tucson, AZ 85711

Listing Office Phone: (520) 867-4777

Listing Member Phone: (520) 867-4777

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Skylights

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Electric,Forced Air

Pool: None

Spa: None, None

Water Heater: Electric

Gas: Natural

Exterior Features: Courtyard

Neighborhood Feature: Pool

Fireplace Location: Other: None

Laundry: Dryer,Laundry Closet,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Paver,Slab

Security: Smoke Detector(s),Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: House

Nearby Schools

High School: Catalina

Middle School: Doolen

Elementary School: Whitmore

Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$70

**Assoc Fees Includes:** Common Area Maint

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

