



**\$789,888**

## **4470 N TROCHA ALEGRE, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Welcome to Fairfield Sunrise East Mountain Ridge living as it was designed to be enjoyed. This premium east facing elevated ridge top mountain view home has been lovingly cared for by the original owners. Yes, this is an original owner home! The two fresh coats (ceilings & walls) of premium interior paint, new luxury carpet, [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Bruce Baca**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1987

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** Rectangle Irregular

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 8712.00 sq ft

**MLS #:** 22322284

**Bathrooms Full:** 2

**List Number Main:** 22322284

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

**Township:** 13

Description

**Legal Description:** Fairfield Sunrise East Lot 513

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Lazy Susan,Microwave,Refrigerator,Wet Bar

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** Arizona Room,Bonus Room,Den,Exercise Room,Office,Workshop

Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Hillside Lot

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Brick,Frame,Slump Block

**# of Garage Spaces:** 2.00

**Style:** Territorial

**Construction Status:** Existing

**Garage/Carport Feat:** Evap Cooling, Attached Garage/Carport,Electric Door Opener,Extended Length,Separate Storage Area

**Roof: Other:** Flat Roof

**Basement:** No

**Main House SqFt:** 2534.00 sq ft

**Stories:** One

**Fence:** Block,Slump Block,View Fence

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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:** Fairfield Sunrise East (1-520)

**Landscape - Front: Other:** Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Association & Fees: HOA Telephone:** 520-797-3224

**Accessibility Option:** Entry,Level,Wide Hallways

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Flower Beds,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sunrise Mtn Ridge

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Fairfield

**Tax Code:** 114-16-5240

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 271-4032

**Listing Office Phone:** (520) 352-2700

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Skylights,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Walk-in Tub

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room,Sink,Storage

**Main Cooling:** Ceiling Fans,Central Air,Evaporative Cooling,Gas

**Patio/Deck:** Patio

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** Courtyard,Dog Run

**Neighborhood Feature:** Lighted,Paved Street,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Family Room,Patio

**Assoc Amenities:**  
Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts

**Fireplace:** Gas,Wood Burning

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

**Pool:** Above Ground,None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Whitmore



## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$125

**Assoc Fees Includes:** Common Area Maint,Street Maint

**Association & Fees: HOA Payment Frequency:** Semi-Annually

