



**\$1,350,000**

## **4475 W CORTE SOMBRA DEL TECOLOTE, TUCSON, AZ 85742, USA**

<https://rehomes.us>

One of a kind property! This well-appointed residence will check all the boxes. Hard to find 6 car garage spaces for all your vehicles, as a separate workshop or make it a really cool hangout. This custom Ducati built home is located at the end of a cul-de-sac consisting of 8 homes affording it the [...]

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Melissa Low**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 1.50 acres

**Lot Dimensions:** 41 X 316 X 393 X 384

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 66864.00 sq ft

**MLS #:** 22402374

**Bathrooms Full:** 2

**List Number Main:** 22402374

**Municipality/Zoning:** Marana - R36

**Township:** 12

Description

**Legal Description:** Sombra Del Tecolote Lot 5

Rooms

**Sauna Level:** Marana

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

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

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

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

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3183.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

**Garage/Carport Feat:** Additional Garage,Electric Door Opener,Extended Length,Separate Storage Area

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 6.00

**Style:** Contemporary

**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:** N/A

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Low Care,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

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

**Accessibility Option:** Door Levers

**Section:** 7

**Attribution Contact:** 520-240-8775

**Tax Code:** 224-15-0260

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Flower Beds,Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System,Cable TV,High Speed Internet,Pre-Wired Sat Dish,Satellite Dish



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## Listing Office

**ListingOfficeName:** Long Realty Company

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

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

**Listing Member Phone:** (520)  
240-8775

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Insulated Windows,Plant Shelves,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** Yes

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

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ,Dog Run,Fountain,Native Plants

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** Heated,Salt Water

**Spa:** Conventional, Conventional

**Water Heater:** Propane,Recirculating Pump

**Gas:** Propane

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## Nearby Schools



**High School:** Mountain View  
**Elementary School:** Ironwood

**Middle School:** Tortolita

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

**Association & Fees: HOA Amt (Monthly):** \$0

