



**\$230,000**

## **4526 E SYLVANE ST, TUCSON, AZ 85711, USA**

<https://rehomes.us>

Charming, centrally located 3 bed/1 bath home with a family room off the kitchen and an additional bonus room off the family room. Bonus room can be an office, game room or even a 4th bedroom if needed. Large front and back yard areas. Ceramic tile throughout. Kitchen includes new cabinets, countertops and brand new [...]

- 3 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Eduardo Garcia**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1958

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 75x115x76x116

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8712.00 sq ft

**MLS #:** 22314085

**Bathrooms Full:** 1

**List Number Main:** 22314085

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** Swan Park Lot 5 Blk 14

Rooms

**Sauna Level:** TUSD

**Extra Room: Other:** Family room

**Extra Room:** Bonus Room

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Gas Range,Microwave,Refrigerator

Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1100.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile

**Construction:** Slump Block,Wood Frame

**# of Garage Spaces:** 0.00

**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:** Swan Park Addition

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 130-15-1700

**Property Disclosures:** Lead-Based Paint,Military Airport Vcty,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: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV

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## Listing Office

**ListingOfficeName:** Grijalva Realty Corp.

**Listing Office Address:** 4937 E. 5th St No. 115, Tucson, AZ 85711

**Listing Member Phone:** (520) 325-1574

**Listing Office Phone:** (520) 325-1574

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

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Storage

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

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

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Park,Paved Street

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Central Air,Wall Unit(s)

**Patio/Deck:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** University

**Elementary School:** Roberts (at Naylor)

**Middle School:** Robins K-8

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## Fees and Taxes

**Tax Year:** 2022

