



**\$526,000**

## **4554 E 15TH ST, TUCSON, AZ 85711, USA**

<https://rehomes.us>

Mid-Century Transitional Ranch + 2018 guesthouse / ADU / casita. Gated property. 500ft to Linden Park. 3bed/2ba + 1bed/1ba guest house. Open concept w/ vaulted ceilings, concrete floors, skylights + exposed beams. EnergyStar, low flow, gas stove / water heater, water filtration, + dual flush. Primary bed w/ bath + sitting area. Storage- 5closets + 3built-in wardrobes. [...]

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



**Niko Roswell**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1951

**Days On Market:** 294

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 60' by 115'

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6795.00 sq ft

**MLS #:** 22223449

**Bathrooms Full:** 3

**List Number Main:** 22223449

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** LINDEN PARK W29' LOT 1 & E36' LOT 2BLK 30

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Kitchen Features:** Energy Star Qualified Dishwasher,Energy Star Qualified Freezer,Energy Star Qualified Refrigerator,Gas Cooktop,Gas Oven,Refrigerator,Water Purifier

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** Storage

Building Details



**Lot Features:** Adjacent to Alley,North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1023.93 sq ft

**Stories:** One

**Fence:** Block,Chain Link,Wood

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Ceramic Tile, Concrete

**Construction:** Concrete Block,Frame - Stucco

**# 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:** Linden Park

**Landscape - Front: Other:** Desert Plantings,Flower Beds,Grass,Natural Desert,Trees

**Horse Property:** No

**Guest House SqFt:** 420.9600

**Landscape - Rear: Other:** Decorative Gravel,Flower Beds,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, High Speed Internet,Satellite Dish

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$13,460

**Community:** None

**Tax Code:** 126-13-1740

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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



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## Listing Office

**ListingOfficeName:** Real Broker AZ, LLC

**Listing Office Phone:** (602)  
755-3415

**Listing Office Address:** 3707 E Southern Ave, #1074,  
Mesa, AZ 85206

**Listing Member Phone:** (520)  
477-2355

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## Units Information

**Unit Level:** 1

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## Amenities & Features



<b>Interior Features:</b> Columns,Dual Pane Windows,Energy Star Qualified,Exposed Beams,Insulated Windows,Paneling,Skylight(s),Skylights,Storage,Vaulted Ceilings,Water Purifier	<b>Exterior Features:</b> Courtyard,Native Plants,Rain Barrel/Cistern(s)
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Lighted,Park,Paved Street,Sidewalks,Street Lights
<b>Primary Bathroom Features:</b> Dual Flush Toilet,Low Flow Showerhead,Pedestal Sink(s),Shower Only,Water Sense Shower Head	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Electric Dryer Hookup,Laundry Room,Storage
<b>Green Features:</b> Building Materials,Solar,Water	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air,Heat Pump	<b>Main Heating:</b> Heat Pump,Natural Gas
<b>Patio/Deck:</b> Covered,Patio,Slab	<b>Pool:</b> None
<b>Security:</b> Carbon Monoxide Detectors,Gated,Security Lights,Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Electric,Energy Star Qualified Water Heater,Natural Gas
<b>Window Covering:</b> Some	<b>Gas:</b> Natural
<b>Guest Facilities:</b> House	

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## Nearby Schools

<b>High School:</b> University	<b>Middle School:</b> Vail
<b>Elementary School:</b> Lineweaver	

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## Fees and Taxes

**Tax Year:** 2022

