



**\$539,900**

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

## **4640 N CALLE LLANURA, TUCSON, AZ 85745, USA**

<https://rehomes.us>

Seller will accept or counter offers from \$539,900 – 549,900. Seller will offer up to 10k of seller concessions toward closing costs or interest rate buy down with approved offer. Welcome to your West Side sanctuary, a captivating 3-bedroom, 2-bathroom haven spanning 1616 square feet. This meticulously maintained property offers a perfect blend of comfort [...]



**Kaukaha Watanabe**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 1.68 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 73224.00 sq ft

**MLS #:** 22324540

**Bathrooms Full:** 2

**List Number Main:** 22324540

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

**Township:** 13

## Description

**Legal Description:** From Parcel:204695260 /Rancho Del Cerro Lot 523

## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1616.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Wood Frame

**# 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:** Rancho Del Cerro (340-532)

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

**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:** 214-41-5260

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Dirt

**Technology:** Shingle, None

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 2959 N Swan Rd. #141, Tucson, AZ 85712

**Listing Office Phone:** (888) 897-7821

**Listing Member Phone:** (520) 403-7703

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## Amenities & Features



**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Deck,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

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

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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Nearby Schools

**High School:** Tucson

**Elementary School:** Robins

**Middle School:** Mansfeld

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Fees and Taxes

**Tax Year:** 2023

