



\$495,000

5301 S RUST LN, TUCSON, AZ 85747, USA

<https://rehomes.us>

Option for Seller financing available at 5.15% upon a 20% down-payment; this stunning residence situated in Tucson's highly sought Civano is an excellent investment. A detached 2-car garage, stained concrete floors, and a newly installed HVAC from 2022. The property sits amid a serene Mesquite Grove, offering an atmosphere of tranquility, soaring 20-foot ceilings and [...]

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



Benjamin Studnicky

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2003

Days On Market: 35

County: Pima

Lot Acres: 0.08 acres

Lot Dimensions: Irregular

View: Mountains,Residential,Sunrise,Wooded

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 3485.00 sq ft

MLS #: 22311548

Bathrooms Full: 3

List Number Main: 22311548

Municipality/Zoning: Tucson - PAD-12

Township: 15

Description

Legal Description: CIVANO I LOT 100

Rooms

Sauna Level: Vail

Kitchen Features:
Pantry: Cabinet

Extra Room: Other: Two
Lofts Total

Extra Room: Loft,Office

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Dining Area

Kitchen Features: Convection Oven,Dishwasher,Exhaust
Fan,Freezer,Garbage Disposal,Microwave,Refrigerator

Building Details



Lot Features: Borders Common Area,Corner Lot,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2117.00 sq ft

Stories: Two

Fence: Block,Masonry

Garage/Carport Feat: Detached

Floor covering: Carpet, Concrete

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary,Southwestern

Construction Status: Existing

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: Civano I (1-165)

Landscape - Front: Other: Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: Yes

Accessibility Option: None

Section: 1

Tax Code: 141-01-2140

Property Disclosures: Affidavit of Disclosure,Insurance Claims History Report,Military Airport Vcty,Seller Prop Disclosure

Road Maintenance: County

Terms: Assumption,Cash,Conventional,FHA,Owner Carry,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Flower Beds,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Plan By: Cinch

Assessments: \$10

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Rolled, Alarm System,Smart Thermostat



Listing Office

ListingOfficeName: Jason Mitchell Group

Listing Office Phone: (520)
867-4222

Listing Office Address: 10501 E Seven Generations Way,
Suite 102, Tucson, AZ 85747

Listing Member Phone: (443)
370-7235

Units Information

Unit Level: 2

Amenities & Features

Interior Features: Ceiling
Fan(s),Foyer,High Ceilings 9+,Solar
Tube(s),Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Shower & Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver

Security: Alarm
Installed,Gated,Security Lights,Smoke
Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Courtyard,Native Plants

Neighborhood Feature: Athletic Facilities,Basketball
Court,Exercise Facilities,Jogging/Bike
Path,Lighted,Park,Pool,Sidewalks,Tennis
Courts,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: Maintenance,Park,Pool,Tennis
Courts

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None





Nearby Schools

High School: Vail Dist Opt

Middle School: Rincon Vista

Elementary School: Senita Elementary



Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

**Association & Fees: HOA Amt
(Monthly):** \$115

Association & Fees: HOA Payment Frequency:
Monthly

