



**\$375,000**

## **5309 S RUST LN, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Welcome home! This charming 2 Bedroom plus Den/2 Bath home offers an easy flow & flexibility of use between the great room; dining area, kitchen & den/office. Home is move in ready w/freshly painted interior; recently coated roof, newer recirculating water heater, dishwasher & microwave. Home overlooks the coveted mesquite grove/ walking pathway to the [...]

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



**David Powers**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2002

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** 36x100x36x100

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 3600.00 sq ft

**MLS #:** 22404444

**Bathrooms Full:** 2

**List Number Main:** 22404444

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** Civano 1 (166-527)

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Countertops:** Formica

**Kitchen Features:**  
**Appliance Color:** White

**Dining Areas:** Dining Area

**Extra Room:** Den

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator

Building Details

**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1449.00 sq ft

**Stories:** One

**Fence:** Slump Block

**Garage/Carport Feat:** Detached,Electric Door Opener

**Floor covering:** Ceramic Tile, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Civano 1 (166-527)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$373

**Association & Fees: HOA Telephone:** 520-546-3862

**Accessibility Option:** Door Levers,Level

**Section:** 1

**Attribution Contact:** Davepowers@longrealty.com

**Tax Code:** 141-01-2180

**Property Disclosures:** Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Civano HOA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, High Speed Internet

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 10222 E. Rita Rd No. 170, Tucson, AZ 85747

**Listing Member Phone:** (952) 484-2385

**Listing Office Phone:** (520) 574-0952

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



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Walk In Closet(s)

**Neighborhood Feature:** Basketball Court,Pickleball,Pool,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Pickleball,Pool,Tennis Courts

**Fireplace:** None

**Main Heating:** Heat Pump

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Heat Pump

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Senita Elementary

**Middle School:** Rincon Vista

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$122

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:** Monthly

