



**\$459,000**

## **532 N 1ST AVE, TUCSON, AZ 85719, USA**

<https://rehomes.us>

Charm and Convenience Await in the West University Historic Neighborhood! This delightful residence boasts 2 bedrooms, 1 bathroom, & a bonus basement office, not included in the square footage, all with efficient heating and cooling systems in place. Enjoy the timeless appeal of beautifully restored original hardwood floors complemented by an open floor plan, ideal [...]

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



**Denice Osbourne**

### **Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 1.00 bath	<b>Lot size:</b> 3790.00 sq ft
<b>Year built:</b> 1923	<b>MLS #:</b> 22411390
<b>Days On Market:</b> 14	<b>Bathrooms Full:</b> 1
<b>County:</b> Pima	<b>List Number Main:</b> 22411390
<b>Lot Acres:</b> 0.09 acres	<b>Municipality/Zoning:</b> Tucson - HR2
<b>Lot Dimensions:</b> 38 x 103	<b>Township:</b> 14
<b>View:</b> Residential	

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## Description

**Legal Description:** Buells N38' Of S102' Of Lots 15 & 16 Blk 10

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## Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Pantry:</b> Cabinet
<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Island,Microwave

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## Building Details

<b>Lot Features:</b> East/West Exposure,Previously Developed,Subdivided	<b>Garage/Carport Feat:</b> None
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Wood
<b>Basement:</b> Yes	<b>Construction:</b> Masonry Stucco
<b>Main House SqFt:</b> 850.00 sq ft	<b># of Garage Spaces:</b> 0.00
<b>Stories:</b> One	<b>Style:</b> Bungalow
<b>Fence:</b> Wood	<b>Construction Status:</b> 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:** Buells

**Landscape - Front: Other:** Desert Plantings, Shrubs, Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Desert Plantings, Shrubs, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 7

**Attribution Contact:** 520 909 6592

**Tax Code:** 124-05-1210

**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

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Rd Ste 120, Tucson, AZ 85718

**Listing Office Phone:** (520) 918-2400

**Listing Member Phone:** (520) 909-6592

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## Units Information

**Unit Level:** 1





# Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Slab

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** Historic,Park,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Heat Pump

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None



# Nearby Schools

**High School:** Tucson

**Middle School:** Mansfeld

**Elementary School:** Roskruge



# Fees and Taxes

**Tax Year:** 2023

