



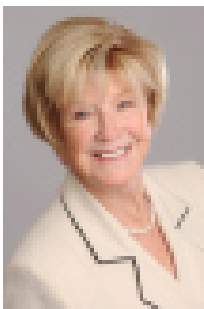
**\$459,000**

**5530 E VALLE DEL SOL, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Well maintained 2Br 2Ba patio home. 1628 Sq ft living area. Perfect environment for winter retreat or full time residence. Small popular enclave in lower Foothills. Great rm with beehive fireplace. Tiled floors. Updated bathrooms w/safety grab bars. Roll out shelves and Corian counters in kitchen. Blt-in wall bed & corner desk in guest rm. [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Verna Van Loan**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1979

**Days On Market:** 19

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 59 x 107 x 58 x 106

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 6229.00 sq ft

**MLS #:** 22311757

**Bathrooms Full:** 2

**List Number Main:** 22311757

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

**Township:** 13

Description

**Legal Description:** Lot 12 Sunrise Patio Homes Resub 1-40

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Countertops: Corian

**Dining Areas:** Dining Area

**Kitchen Features:** Appliance Color: Stainless

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator,Reverse Osmosis

**Extra Room:** None

Building Details

**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1628.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener

**Floor covering:** Ceramic Tile

**Construction:** Masonry Stucco

**# of Garage Spaces:** 2.00

**Style:** Patio Home

**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:** Sunrise Patio Homes

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Sunrise Patio Homes

**Accessibility Option:** Entry

**Section:** 24

**Attribution Contact:** verna@vernavanloan.com

**Tax Code:** 109-21-3860

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** Fairfield

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 918-5440

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Foyer,Insulated Windows,Low Emissivity  
Windows,Skylights,Storage,Walk In Closet(s),Water  
Softener

**Sewer:** Connected

**Primary Bathroom Features:** Dual Flush  
Toilet,Exhaust Fan,Shower Only

**Pool: Conventional:** No

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

**Main Cooling:** Heat Pump

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

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Paved  
Street,Pool

**Fireplace Location: Other:** Great  
Room

**Assoc Amenities:** Pool

**Fireplace:** Bee Hive

**Main Heating:** Heat Pump

**Security:** Security Lights,Smoke  
Detector(s),Wrought Iron Security  
Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Whitmore

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Garbage  
Collection,Street Maint

**Association & Fees: HOA Amt  
(Monthly):** \$142.20

**Association & Fees: HOA Payment Frequency:** Semi-  
Annually

