



**\$425,000**

## **5545 W BOPP RANCH PL, TUCSON, AZ 85735, USA**

<https://rehomes.us>

Seller offering buyer \$10,000 closing cost assistance. Quiet & peaceful Ranch Home on 4.7 acre Horse property w/ income potential. Entrance at the end of a cul-de-sac w/ low traffic. Build a greenhouse, barn/corral on flat desert land & consider the possibilities. 3bed/1bath w/ 2 flex rooms, 2 screened porches, 2 wood burning fireplaces, Rustic [...]

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



**Santiago Ortiz**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1950

**Days On Market:** 107

**County:** Pima

**Lot Acres:** 4.71 acres

**Lot Dimensions:** 314.18x632.44

**View:** Mountains,Panoramic,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 205168.00 sq ft

**MLS #:** 22305629

**Bathrooms Full:** 1

**List Number Main:** 22305629

**Municipality/Zoning:** Tucson - SR

**Township:** 14

Description

**Legal Description:** LOT 8 EXC RD 4.80 AC SEC 35-14-12

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Bonus Room,Den

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Cooktop,Electric Oven,Refrigerator

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1450.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Concrete, Vinyl

**Construction:** Slump Block

**# of Garage Spaces:** 0.00

**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:** N/A

**Landscape - Front: Other:** Grass,Natural Desert,Trees

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 144.0000

**Landscape - Rear: Other:** Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** None

**Tax Code:** 212-48-0040

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

**Road Maintenance:** Owner Maintenance

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

**Special Listing Conditions:**  
Delayed Closing

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

**Direction:** W

**Horse Facilities:** Yes

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Gravel

**Technology:** Built-Up, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines

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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 7445 N Oracle Rd No. 201,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
906-0769

**Listing Member Phone:** (520)  
981-9080

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## Units Information



Unit Level: 1

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Exposed Beams,Split Bedroom Plan	<b>Exterior Features:</b> Dog Run,Fountain
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Horses Allowed,Paved Street
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> Family Room,Kitchen
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Dryer,Storage,Washer
<b>Fireplace:</b> Wood Burning	<b>Main Cooling:</b> Ceiling Fans,Heat Pump,Wall Unit(s)
<b>Main Heating:</b> Heat Pump	<b>Patio/Deck:</b> Patio,Screened
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Electric
<b>Window Covering:</b> None	<b>Gas:</b> None
<b>Guest Facilities:</b> Quarters	

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## Nearby Schools

<b>High School:</b> Cholla	<b>Middle School:</b> Valencia
<b>Elementary School:</b> Laura N. Banks	

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## Fees and Taxes

**Tax Year:** 2022

