



**\$450,000**

## **5725 S MARSHALL PL, TUCSON, AZ 85757, USA**

<https://rehomes.us>

Escape to your private Sonoran retreat atop a tranquil hillside, where Arizona's natural beauty unfolds before you. This exquisite 3-bedroom, 2-bathroom home is nestled on a raised double lot, featuring a unique butte with a private trail that offers a stunning 100-mile view. Step inside to discover an open concept living space, all on a [...]

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



**Rachel LeFlore**

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1972

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 3.20 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 139.39 sq ft

**MLS #:** 22417038

**Bathrooms Full:** 2

**List Number Main:** 22417038

**Municipality/Zoning:** Pima County - GR1

**Township:** 15

## Description

**Legal Description:** Parcel:206280120 /Valencia Ranchos Lot 7 & 8

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Dishwasher,Electric  
Oven,Freezer,Microwave,Refrigerator,Reverse Osmosis

**Laundry Level:** Hallway

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:**  
Storage,Workshop

## Building Details



<b>Lot Features:</b> Hillside Lot,Subdivided	<b>Garage/Carport Feat:</b> Detached,Separate Storage Area,Utility Sink
<b># of Carport Spaces:</b> 1.00	<b>Floor covering:</b> Ceramic Tile, Vinyl
<b>Basement:</b> No	<b>Style: Other:</b> Affixed Mobile Home
<b>Construction:</b> Siding	<b>Main House SqFt:</b> 1608.00 sq ft
<b># of Garage Spaces:</b> 1.00	<b>Stories:</b> One
<b>Fence:</b> None	<b>Construction Status:</b> 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:** Valencia Ranchos (1-107)

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** Trico

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-24-0120

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

**Road Maintenance:** County

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad,To Property Line

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Rolled, Cable TV,High Speed Internet,Telephone

---

## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 665-4200

**Listing Office Address:** 15250 N. Oracle Rd No.  
110, Tucson, AZ 85739

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

**Listing Member Phone:** (480) 589-7927

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows

**Sewer:** Septic

**Primary Bathroom Features:** Shower &  
Tub

**Main Heating: Other:** Fireplace

**Fireplace:** See Remarks

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants,Shed,Workshop

**Neighborhood Feature:** Walking Trail

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

**Main Cooling:** Ceiling Fans,Mini-Split

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**Elementary School:** Johnson

---

## Fees and Taxes



