



\$350,000

5969 E CEDARBIRD DR, TUCSON, AZ 85756, USA

<https://rehomes.us>

ADORABLE 4 BEDROOM, 3 BATH HOME LOCATED IN DESIRABLE NEIGHBORHOOD. NEW LAMINATE FLOORING, LARGE KITCHEN WITH TONS OF STORAGE, BREAKFAST BAR, BLACK APPLIANCES, GAS RANGE, VERY OPEN FLOOR PLAN. BIG BEDROOMS, MASTER SUITE WITH OVERSIZED WALK-IN CLOSET, COVERED PATIO, POOL SIZE YARD, BLOCK WALL, LOW CARE YARD. THIS IS MOVE IN READY!

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



Marni Allen

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 35

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 49x116x72x119

View: Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7079.00 sq ft

MLS #: 22411057

Bathrooms Full: 2

List Number Main: 22411057

Municipality/Zoning: Tucson - R1

Township: 15

Description

Legal Description: Julian Ranch West Lot 95

Rooms

Sauna Level: Sunnyside

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area,Formal Dining Room

Kitchen Features: Dishwasher,Freezer,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features:
Countertops: LAMINATE

Kitchen Features: **Appliance Color:** Black

Extra Room: None,Storage

Building Details

Lot Features: East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2337.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Ceramic Tile, Laminate

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: 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: Julian Ranch West (1-369)

Landscape - Front: Other: Decorative Gravel, Shrubs, Sprinkler/Drip, Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel, Low Care, Shrubs, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520.623.2324

Accessibility Option: Level, None

Assessments: \$0

Community: None

Tax Code: 140-37-5780

Property Disclosures: Insurance Claims History Report, Military Airport Vcty, Public Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Julian Ranch

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 13

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV, High Speed Internet

Listing Office



ListingOfficeName: Tucson Property Executives

Listing Office Phone: (520) 284-2780

Listing Office Address: 180 W Magee Rd. Ste. 110, Tucson, AZ 85704

Listing Office Url:
<http://www.tucsonproperty.com>

Listing Member Phone: (520) 245-8489

Units Information

Unit Level: 2

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower & Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Native Plants

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: None

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Slab

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Desert View

Middle School: Lauffer

Elementary School: Craycroft





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Amt (Monthly): \$25

Association & Fees: HOA Payment Frequency: Quarterly

