



**\$995,000**

**6001 N PLACITA DEL LAGARTO, TUCSON, AZ  
85718, USA**

<https://rehomes.us>

Charm & character abound in this Santa Fe w/guest house. Located on an interior Shadow Hills st w/access to multiple main arteries, this property offers Saltillo tile flrs, arched entries & doorways and Spanish tile accents & niches while also including high ceilings, custom alder cabinetry & doors & captivating Catalina Mtn Views. A charming [...]

- 6 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Bruce Schulman**

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**Basics**



**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 6 beds

**Bathrooms:** 4.00 baths

**Lot size:** 28488.00 sq ft

**Year built:** 1984

**MLS #:** 22315217

**Bathrooms Full:** 4

**County:** Pima

**List Number Main:** 22315217

**Lot Acres:** 0.65 acres

**Municipality/Zoning:** Pima County - CR1

**Lot Dimensions:** 130' x 201' x 128' x 247'

**Township:** 13

**View:** Mountains

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## Description

**Legal Description:** Shadow Hills Lot 456

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## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Dining Area, Formal Dining Room

**Extra Room:** Storage

**Kitchen Features:** Dishwasher, Electric Cooktop, Electric Oven, Exhaust Fan, Garbage Disposal, Island, Microwave, Refrigerator

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## Building Details

**Lot Features:** Cul-De-Sac, North/South Exposure

**Garage/Carport Feat:** None

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Mexican Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2222.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Santa Fe

**Fence:** Block, Stucco Finish

**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:** Shadow Hills (1-483)

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

**Horse Property:** No

**Guest House SqFt:** 1176.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Roll-In Shower

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-08-4570

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional

**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

**Driveway:** To Property Line

**Section:** 7

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,Telephone

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Office Phone:** (520) 544-2335

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

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** Yes

**Laundry:** Electric Dryer Hookup,Laundry Room,Storage

**Main Cooling:** Central Air,Heat Pump

**Patio/Deck:** Covered

**Spa:** Conventional, Conventional

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Heat Pump

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** House

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Manzanita

**Middle School:** Orange Grove

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$7

**Assoc Fees Includes:** None

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

