



**\$525,000**

## **601 S 9TH AVE, TUCSON, AZ 85701, USA**

<https://rehomes.us>

Live in Downtown Tucson! Lovely adobe home in Barrio Viejo located on quiet cul de sac. Features 3 bedrooms, 2 bathroom, great-room with warm and cozy fireplace for chilly evenings. Covered front patio is welcoming and backyard features covered patio and great potential! New roof installed in 2021

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



**Adriana Rincon**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 53'X 82' X 58' X 110'

**View:** Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5540.00 sq ft

**MLS #:** 22319816

**Bathrooms Full:** 2

**List Number Main:** 22319816

**Municipality/Zoning:** Tucson - HO3

**Township:** 14

Description

**Legal Description:** Aztecas Amended Plat lot 5

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Extra Room:** None

**Kitchen Features:** Dishwasher,Gas Range,Microwave,Refrigerator

Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1325.00 sq ft

**Stories:** One

**Fence:** Wood

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile, Mexican Tile

**Construction:** Mud Adobe

**# of Garage Spaces:** 0.00

**Style:** Bungalow

**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. **Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

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

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Low Care

**Driveway: Paved:** Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 13

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 117-14-4290

**Range:** 13.00

**Property Disclosures:** Public Airport Vcty

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Shingle, High Speed Internet,Telephone

**Terms:** Cash,Conventional,Submit

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## Listing Office

**ListingOfficeName:** TR Realty & Investments LLC

**Listing Office Phone:** (520) 349-9700

**Listing Office Address:** 620 N. 6th Avenue, Tucson, AZ 85705

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

**Listing Member Phone:** (520) 549-7272

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## Amenities & Features



<b>Exterior Features:</b> None	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> None	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only
<b>Fireplace Location: Other:</b> Living Room	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Electric Dryer Hookup,Laundry Room	<b>Fireplace:</b> Wood Burning
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered,Patio	<b>Pool:</b> None
<b>Security:</b> Smoke Detector(s),Window Bars	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Tucson	<b>Middle School:</b> Safford K-8 Magnet
<b>Elementary School:</b> Carrillo	

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## Fees and Taxes

**Tax Year:** 2022

