



**\$747,810**

**6001 E PASEO VENTOSO, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Slump block construction desert gem. Good boned construction in need of some TLC. Thoughtfully placed windows allow ample light in while keeping the house very private. Split level construction allows access to nature from every room. Front and back decks allow you to be connected with the outdoors. Mountain/Desert views galore. Beautiful mature organ pipe [...]

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



**Bill Sartor**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1981

**Days On Market:** 23

**County:** Pima

**Lot Acres:** 1.03 acres

**Lot Dimensions:** uneven triangle 1.027

**View:** City,Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 43789.00 sq ft

**MLS #:** 22404789

**Bathrooms Full:** 2

**List Number Main:** 22404789

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

## Description

**Legal Description:** Cimarron Foothills Est lot 233

## Rooms

**Sauna Level:** Catalina Foothills

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

**Kitchen Features:** **Appliance Color:** Black

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

**Extra Room:** Storage

**Kitchen Features:** **Pantry:** Cabinet

## Building Details

**Lot Features:** Adjacent to Wash,Hillside Lot

**Garage/Carport Feat:** Electric Door Opener

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Slump Block

**Main House SqFt:** 2130.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Multi/Split

**Style:** Contemporary

**Fence:** None

**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:** Cimarron Foothills Estates (180-253)

**Landscape - Front: Other:** Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Association & Fees: HOA Telephone:** 520-293-3538

**Accessibility Option:** None

**Section:** 12

**Tax Code:** 109-09-2380

**Property Disclosures:** Insurance Claims History Report

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Cimarron EStates

**Home Protection: Offered:** No

**Assessments:** \$47,432

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Address:** 5425 N. Oracle Road, Suite 135, Tucson, AZ 85704

**Listing Office Phone:** (520) 505-3000

**Listing Member Phone:** (520) 982-1235

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## Units Information



**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Vaulted Ceilings

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Shower & Tub,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air,Evaporative Cooling

**Patio/Deck:** Balcony,Deck

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Canyon View

**Middle School:** Esperero Canyon

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$44

**Assoc Fees Includes:** None

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

