



\$269,000

619 W 40TH ST, TUCSON, AZ 85713, USA

<https://rehomes.us>

SELLER WILL OFFER 8K TOWARDS CLOSING COST. Introducing 40th Street, the epitome of South Tucson living. This remarkable home has undergone a complete transformation, making it a true gem in the heart of Arizona. Boasting a slew of desirable features, 40th Street is a must-see for anyone seeking the perfect blend of modern comfort and [...]

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



Kaukaha Watanabe

Basics



Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 4 beds
Bathrooms: 2.00 baths	Lot size: 6273.00 sq ft
Year built: 1973	MLS #: 22403938
Days On Market: 2	Bathrooms Full: 2
County: Pima	List Number Main: 22403938
Lot Acres: 0.14 acres	Municipality/Zoning: Tucson - R2
Lot Dimensions: Irregular	Township: 14
View: Residential,Sunset	

Description

Legal Description: SUNSET VILLA LOT 10 BLK 18

Rooms

Sauna Level: TUSD	Kitchen Features: Countertops: Granite
Dining Areas: Dining Area	Extra Room: None
Kitchen Features: Dishwasher,Electric Oven,Lazy Susan	

Building Details

Lot Features: North/South Exposure	Garage/Carport Feat: None
# of Carport Spaces: 0.00	Floor covering: Laminate
Basement: No	Construction: Stucco Finish
Main House SqFt: 1587.00 sq ft	# of Garage Spaces: 0.00
Stories: One	Style: Southwestern
Fence: Wood	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: Sunset Villa Addition

Landscape - Front: Other: Decorative Gravel,Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 119-03-1480

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,Submit,VA

Special Listing Conditions:
None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

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

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: No

Accessibility Option: None

Section: 26

Fire Protection: Included in
Taxes

Range: 13.00

Road Type: Paved

Technology: Shingle, None

Listing Office

ListingOfficeName: eXp Realty

Listing Office Address: 6099 E Speedway Blvd,
Tucson, AZ 85712

Listing Office Phone: (888)
897-7821

Listing Member Phone: (520)
403-7703

Amenities & Features



Interior Features: Dual Pane Windows

Sewer: Connected

Primary Bathroom Features: Shower Only

Main Cooling: Other: New 2023

Assoc Amenities: None

Fireplace: None

Main Heating: Gas Pac

Security: None

Water: City

Window Covering: None

Guest Facilities: None

Exterior Features: None

Neighborhood Feature: Sidewalks

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: None

Main Cooling: Central Air

Patio/Deck: Slab

Spa: None, None

Water Heater: Electric,Tankless Water Htr

Gas: Natural

Nearby Schools

High School: Pueblo

Elementary School: Mission View

Middle School: Utterback-Magnet

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: None

