



**\$284,000**

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

<https://rehomes.us>

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 convenience. Step inside and be prepared to [...]

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



**Kaukaha Watanabe**

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### **Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 6273.00 sq ft
<b>Year built:</b> 1973	<b>MLS #:</b> 22319939
<b>Days On Market:</b> 13	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22319939
<b>Lot Acres:</b> 0.14 acres	<b>Municipality/Zoning:</b> Tucson - R2
<b>Lot Dimensions:</b> Irregular	<b>Township:</b> 14
<b>View:</b> Residential,Sunset	

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## Description

**Legal Description:** From Parcel:001010010 /Sunset Villa Lot 10 Blk 18

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## Rooms

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

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## Building Details

<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> None
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Laminate
<b>Basement:</b> No	<b>Construction:</b> Stucco Finish
<b>Main House SqFt:</b> 1587.00 sq ft	<b># of Garage Spaces:</b> 0.00
<b>Stories:</b> One	<b>Style:</b> Southwestern
<b>Fence:</b> Wood	<b>Construction Status:</b> 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:** 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:** \$14,534

**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:** \$2

**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

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 2959 N Swan Rd. #141,  
Tucson, AZ 85712

**Listing Office Phone:** (888)  
897-7821

**Listing Member Phone:** (520)  
403-7703

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## 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

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## Nearby Schools

**High School:** Pueblo

**Elementary School:** Mission View

**Middle School:** Utterback-Magnet

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

