



**\$274,900**

## **6220 N BOBCAT LN, TUCSON, AZ 85743, USA**

<https://rehomes.us>

This Private Backyard Oasis-manicured desert grass, & dramatic mountain views are ready for you! This 4BR (3BR + DEN), 2 Baths on 1 Acre is now ready for new owners! No HOA! Home features a Center island-raised kitchen counter/breakfast bar, Newer engineered wood flooring throughout (Den too), except 3 plushy carpeted bedrooms! Relax on 2 [...]

- 3 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active



**Evan Harris**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2014

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 1.00 acres

**Lot Dimensions:** 196' X 227' X 195' X 226'

**View:** Mountains,Sunset

**Type:** Manufactured Home

**Bedrooms:** 3 beds

**Lot size:** 43560.00 sq ft

**MLS #:** 22315258

**Bathrooms Full:** 2

**List Number Main:** 22315258

**Municipality/Zoning:** Pima County - GR1

**Township:** 13

Description

**Legal Description:** S195' E225' W240' SE4 NE4 NW4 1 Ac Sec 12-13-11

Rooms

**Sauna Level:** Marana

**Kitchen Features: Missing:** Disposal

**Extra Room: Other:** enclosed at carport

**Extra Room:** Bonus Room,Den,Workshop

**Kitchen Features: Countertops:** Laminate

**Kitchen Features: Appliance Color:** Black

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Island,Microwave,Refrigerator

Building Details



**Lot Features:** North/South Exposure **Garage/Carport Feat:** Detached, Separate Storage Area  
**# of Carport Spaces:** 4.00 **Floor covering:** Carpet, Engineered Wood  
**Basement:** No **Fence: Other:** Comb0 @ North sideyd  
**Construction:** Frame **Main House SqFt:** 1680.00 sq ft  
**# of Garage Spaces:** 0.00 **Stories:** One  
**Style:** Modern **Fence:** Chain Link, Shared Fence  
**Construction Status:** N/A

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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:** N/A **Co-op Fee:** \$3  
**Landscape - Front: Other:** Desert Plantings, Flower Beds, Grass, Shrubs, Trees **Direction:** N  
**Horse Property:** Yes - By Zoning **Horse Facilities:** No  
**Guest House SqFt:** 0.0000 **Electric:** Electric Company: TRICO  
**Landscape - Rear: Other:** Low Care, Natural Desert **Subdivision Restrict: Deed Restrictions:** No  
**Subdivision Restrict: Age Restrictions:** No **Association & Fees: HOA:** No  
**Home Protection: Offered:** No **Accessibility Option:** None  
**Driveway:** Circular **Assessments:** \$0  
**Section:** 12 **Community:** None  
**Fire Protection:** Included in Taxes **Tax Code:** 213-19-016C  
**Range:** 11.00 **Property Disclosures:** Affidavit of Disclosure, Seller Prop Disclosure, Unknown  
**Road Type:** Dirt **Road Maintenance:** Road Maintenance Agreement  
**Technology:** Shingle, Alarm System, Satellite Dish **Terms:** Cash, Conventional, FHA, VA

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 481-2580

**Listing Office Phone:** (520) 352-2700

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Wall Paper,Workshop

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Walk-in Tub

**Water: Other:** Avra Water

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio,Slab

**Security:** Alarm Installed,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Dog Run,Shed,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:** elect. FPL @ LR wall

**Patio/Deck: Other:** 2 Each: South/North

**Assoc Amenities:** None

**Fireplace:** Firepit,Insert,See Remarks

**Main Heating:** Electric,Forced Air,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools



High School: Marana

Elementary School: Picture Rocks

Middle School: Marana

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## Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: None

