



\$250,000

**6246 E THUNDER RIVER DR, TUCSON, AZ
85756, USA**

<https://rehomes.us>

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

Don't miss your chance to see this delightful four-bedroom, two-bath home in the prestigious gated community of Window Rock East. This home offers a blend of comfort and style, featuring laminate wood-like floors and an open floor plan, large primary bedroom, kitchen with breakfast eating area and a formal dining area as well, that creates [...]



Kamya Newcomb

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1999

Days On Market: 6

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 66x106x66x1106

View: Mountains,Residential

Type: Manufactured Home

Bedrooms: 4 beds

Lot size: 7013.00 sq ft

MLS #: 22412795

Bathrooms Full: 2

List Number Main: 22412795

Municipality/Zoning: Tucson - R1

Township: 15

Description

Legal Description: Window Rock East Lot 30

Rooms

Sauna Level: Sunnyside

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Refrigerator

Kitchen Features: Pantry: Cabinet

Extra Room: None

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 2.00

Basement: No

Construction: Frame

of Garage Spaces: 0.00

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Laminate

Style: Other: MSFR

Main House SqFt: 1568.00 sq ft

Stories: One

Construction Status: N/A



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: Window Rock East (1-119)

Landscape - Front: Other: Low Care

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 13

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV, High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 140-37-1590

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional, FHA, VA

Listing Office

ListingOfficeName: Engel & Volkers Tucson

Listing Office Address: 6151 E Grant Rd, Tucson, AZ 85712

Listing Member Phone: (520) 245-8866

Listing Office Phone: (520) 954-5800

Listing Office Url:
<https://tucson.evrealstate.com/>

Units Information

Unit Level: 1



Amenities & Features

- Interior Features:** Skylight(s)

Neighborhood Feature: Gated,Paved Street,Pool

Fireplace Location: Other: None

Laundry: Laundry Closet

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: None

Security: None

Water: City

Window Covering: Stay

Guest Facilities: None
- Sewer:** Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Electric,Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

- High School:** Desert View

Elementary School: Craycroft
- Middle School:** Lauffer

Fees and Taxes

Tax Year: 2023

