



**\$329,990**

**6428 S AMBARELLA DR, TUCSON, AZ 85716, USA**

<https://rehomes.us>

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

This single-story home features an open floor plan with 9-ft. ceilings. The spacious great room leads to a covered back patio. The modern kitchen showcases 42" upper cabinets with soft close doors, an island, pantry, and Whirlpool(r) stainless steel appliances. The den makes for an at-home office. The primary suite boasts a walk-in closet and [...]



**Andrew Moya**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4875.00 sq ft

**MLS #:** 22405702

**Bathrooms Full:** 2

**List Number Main:** 22405702

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** RESERVES AT VALENCIA CROSSING LOT 28SQ20230450352

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Den

**Kitchen Features:** Pantry: Closet

**Dining Areas:** Great Room

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

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

**Floor covering:** Carpet, Ceramic Tile

**Window Covering:** **Other:** cordless blinds

**Main House SqFt:** 1383.00 sq ft

**Stories:** One

**Fence:** Block



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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:** Valencia Crossing

**Landscape - Front: Other:** Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Smart Panel,Smart Thermostat

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$2

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Community:** Valencia Crossing

**Tax Code:** 140-36-3830

**Property Disclosures:** Other

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Exchange,FHA,VA

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## Listing Office

**ListingOfficeName:** KB HOME Sales-Tucson Inc.

**Listing Office Address:** 3501 E. Speedway, Suite 101, Tucson, AZ 85716

**Listing Member Phone:** (520) 358-4724

**Listing Office Phone:** (520) 275-8215

**Listing Office Url:** <http://kbhome.com>

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## Amenities & Features



**Interior Features:** Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower & Tub,Water Sense Shower Head

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** None

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** Water Company

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

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## Nearby Schools

**High School:** Desert View

**Middle School:** Gallego Intermediate School

**Elementary School:** Craycroft

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$45

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

