



**\$315,000**

**6396 S SUNRISE VALLEY DR, TUCSON, AZ  
85706, USA**

<https://rehomes.us>

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

Great 3-bedroom 2.5 bath home nested in a quiet neighborhood. New roof completed two years ago! Upon entering you'll be greeted by an open concept floor plan and a convenient half bath on the bottom floor ideal for hosting! The home has been tastefully updated with vinyl flooring, stainless steel appliances and neutral paint colors. [...]



**Carey Rodriguez**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 2

**County:** Pima

**Municipality/Zoning:** Tucson - R2

**Township:** 15

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.00 sq ft

**MLS #:** 22317311

**Bathrooms Full:** 2

**List Number Main:** 22317311

**Lot Dimensions:** 113x48x118x38

**View:** Residential

## Description

**Legal Description:** From Parcel:140292300 /Tierra Vista Phase II Lot 333

## Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

**Kitchen Features:** **Countertops:** formica

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Gas Range

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1813.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Laminate, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Tierra Vista Phase II

**Landscape - Front: Other:** Low Care, Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-29-5340

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 9

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Alarm System, Cable TV, High Speed Internet

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 449-1833

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows  
**Sewer:** Connected  
**Primary Bathroom Features:** Shower & Tub  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Natural Gas  
**Security:** Alarm Installed,Alarm Leased  
**Water:** City  
**Window Covering:** Some  
**Guest Facilities:** None

**Exterior Features:** None  
**Neighborhood Feature:** Sidewalks  
**Fireplace Location: Other:** None  
**Laundry:** Laundry Room  
**Main Cooling:** Central Air  
**Patio/Deck:** Patio  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Desert View  
**Elementary School:** Los Ninos

**Middle School:** Challenger

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## Fees and Taxes

**Tax Year:** 2022  
**Association & Fees: HOA Payment Frequency:** Quarterly

**Association & Fees: HOA Amt (Monthly):** \$25

