



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

<https://rehomes.us>

This single-story home showcases an open concept floor plan with wood-style porcelain tile flooring throughout. The spacious great room leads to a covered back patio. The kitchen showcases dark brown birch cabinets, granite countertops, an island, pantry and Whirlpool(r) stainless steel appliances. The primary suite boasts a walk-in closet and connecting bath with a dual-sink [...]

**\$328,901**

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



**Frank Evans**

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 20

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5007.00 sq ft

**MLS #:** 22416262

**Bathrooms Full:** 2

**List Number Main:** 22416262

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** RESERVES AT VALENCIA CROSSING LOT 17SQ20230450352

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Great Room

**Kitchen Features:** Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** granite

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

**Extra Room:** None

Building Details



**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Window Covering: Other:**  
cordless blinds

**Main House SqFt:** 1262.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet

**Floor Covering: Other:** porcelain tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

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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:** Decorative  
Gravel,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:** 140-36-3720

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

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

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

**Listing Member Phone:** (520) 419-7166

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## Amenities & Features

**Interior Features:** Dual Pane Windows

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**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:** 2023

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

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

