



**\$272,000**

## **6445 N TIERRA DE LAS CATALINAS, TUCSON, AZ 85718, USA**

<https://rehomes.us>

Breathtaking Spacious 1 bd /1ba condo located in the heart of the Tucson Foothills. Tierra De Las Catalinas is situated in undulating hills with lush desert landscape & walking distance to upscale shopping, restaurants at the prestigious La Encantada shopping center. La Encantada area of the Foothills offers best in class shopping, restaurants, resorts, hiking, [...]

- 1 bed
- 1.00 bath
- Condominium
- Residential
- Active



**Rosa Frutoz**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1983

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.00 acres

**Lot Dimensions:** Condo

**View:** City,Mountains

**Type:** Condominium

**Bedrooms:** 1 bed

**Lot size:** 0.00 sq ft

**MLS #:** 22312517

**Bathrooms Full:** 1

**List Number Main:** 22312517

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

**Township:** 13

Description

**Legal Description:** From parcel; 10801716A/Tierra Catalina Condominium Bldg 6445 Unit 61 & .641 Int in Common Elements

Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** None

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 934.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** One Carport Space

**Floor covering:** Ceramic Tile

**Construction:** Concrete Block,Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** Existing



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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:** Tierra Catalina Condominium (1-120)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

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

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Tierra Catalina Cond

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-01-7780

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Security: Other:** Smoke Detectors

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 4

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Smart Thermostat,Telephone

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1745 E. River Rd., Suite 245, Tucson, AZ 85718

**Listing Member Phone:** (520) 403-8156

**Listing Office Phone:** (520) 615-8400

**Listing Office Url:**  
<http://www.https://1kwsa.com>

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## Units Information



Unit Level: 1

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## Amenities & Features

<b>Exterior Features:</b> None	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Athletic Facilities,Exercise Facilities,Paved Street,Pool,Rec Center,Spa,Tennis Courts	<b>Primary Bathroom Features:</b> Shower Only
<b>Fireplace Location: Other:</b> Family Room	<b>Pool: Conventional:</b> No
<b>Spa: Other:</b> Spa at the Clubhouse	<b>Assoc Amenities:</b> Clubhouse,Pool,Spa/Hot Tub,Tennis Courts
<b>Laundry:</b> Dryer,Laundry Closet,Washer	<b>Fireplace:</b> Wood Burning
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Electric,Forced Air
<b>Patio/Deck:</b> Covered	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Some	<b>Gas:</b> None
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Orange Grove
<b>Elementary School:</b> Manzanita	

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Common Area Maint,Garbage Collection,Roof Repair
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$174	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

