



**\$449,000**

## **6450 W HOT SAND DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Awesome beautifully remodeled 1938 masonry ranch home on 5 totally usable acres. Panoramic views of the Catalina Mountains, Tucson Mountains & Sombrero Peak. Secluded quiet "end of the road" location loaded with mature sahuaros. Stunning sunsets views. Beautiful kitchen with granite countertops and newer black stainless appliances. Split bedroom plan, fireplace & lots of site-built [...]

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



**Jade Bossert**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 220413.00 sq ft
<b>Year built:</b> 1938	<b>MLS #:</b> 22317296
<b>Days On Market:</b> 1	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22317296
<b>Lot Acres:</b> 5.06 acres	<b>Municipality/Zoning:</b> Tucson - SR
<b>Lot Dimensions:</b> 352' X 645' X 359' X 647"	<b>Township:</b> 12
<b>View:</b> City,Desert,Mountains,Panoramic,Sunset	

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# Description

**Legal Description:** S656'E336" of S2 NW4 SE4 5.06 AC Sec 34-12-12

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# Rooms

<b>Sauna Level:</b> Marana	<b>Kitchen Features: Countertops:</b> Granite
<b>Kitchen Features: Appliance Color:</b> Stainless	<b>Dining Areas:</b> Dining Area,Great Room
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Dishwasher,Electric Oven,Electric Range,Microwave

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# Building Details



**Lot Features:** Cul-De-Sac  
**# of Carport Spaces:** 2.00  
**Basement:** No  
**Construction:** Concrete Block  
**# of Garage Spaces:** 0.00  
**Style:** Ranch

**Garage/Carport Feat:** Additional Carport  
**Floor covering:** Carpet, Engineered Wood  
**Fence: Other:** Combination  
**Main House SqFt:** 1204.00 sq ft  
**Stories:** One  
**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:** Unsubdivided

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert,Trees

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care,Shrubs,Trees

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Dirt

**Technology:** Built-Up - Reflect, High Speed Internet,Pre-Wired Sat Dish

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 221-33-0260

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

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

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 797-6900

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:**

<https://www.tierraantigua.com/>

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Split Bedroom Plan,Storage,Workshop

**Sewer:** Septic

**Primary Bathroom Features:** 2 Primary Baths

**Main Heating:** **Other:** Mini-Split

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Patio/Deck:** Gazebo

**Security:** Wrought Iron Security Door

**Water:** City,Private Well

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Gray Water System,Native Plants,Shed

**Neighborhood Feature:** Golf,Horses Allowed,Paved Street

**Fireplace Location:** **Other:** Great Room

**Pool:** **Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Mini-Split

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Coyote Trail





# Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

