



## 6451 W WILLOW FALLS WAY, TUCSON, AZ 85757, USA

<https://rehomes.us>

Discover the perfect blend of comfort and style in this stunning, well-maintained home with a next-gen suite! Nestled in a tranquil neighborhood, this exquisite 3-bedroom, 3-bathroom residence caters to all your housing needs. Experience the awe-inspiring Arizona sunsets and breathtaking mountain views from the comfort of your private, serene pool. Don't miss out on this [...]

**\$450,000**

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



**Erick Quintero**

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### Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2017  
**Days On Market:** 6  
**County:** Pima  
**Lot Acres:** 0.15 acres  
**Lot Dimensions:** irregular  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 6534.00 sq ft  
**MLS #:** 22412206  
**Bathrooms Full:** 3  
**List Number Main:** 22412206  
**Municipality/Zoning:** Pima County - SP  
**Township:** 15

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## Description

**Legal Description:** STAR VALLEY BLOCK 18 LOT 59

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## Rooms

**Sauna Level:** TUSD  
**Extra Room: Other:** Screened porch  
**Extra Room:** Bonus Room,Studio

**Kitchen Features: Pantry:** Closet  
**Dining Areas:** Dining Area  
**Kitchen Features:** Gas Range

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## Building Details

**Lot Features:** North/South Exposure  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 2207.00 sq ft  
**Stories:** One  
**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport  
**Floor covering:** Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Modern  
**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:** Star Valley Block 18

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-54-5470

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, None

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 216 E. Congress,  
Tucson, AZ 85701

**Listing Member Phone:** (520) 599-6225

**Listing Office Phone:** (520) 428-3338

**Listing Office Url:**  
<https://www.tierraantigua.com/>

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## Units Information

**Unit Level:** 1





## Amenities & Features

**Interior Features:** Dual Pane Windows

**Neighborhood Feature:** Jogging/Bike Path

**Guest Facilities:** **Other:** Casita

**Pool:** **Conventional:** Yes

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** None

**Water:** City

**Window Covering:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity

**Fireplace Location:** **Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Screened

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural



## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**Elementary School:** Vesey



## Fees and Taxes

**Tax Year:** 2023

