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**\$259,900**

## **6455 N SANDERS RD, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Motivated seller! Investment opportunity or escape city life and settle into highly sought after rural property backing up to state trust land. This property features TWO manufactured homes waiting to be transformed into your vision. Use as an investment property or live in one and rent out the other for passive income! Although water is [...]

- 3 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active



**Jessica VandenBosch**

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1998  
**Days On Market:** 29  
**County:** Pima  
**Lot Acres:** 0.99 acres  
**Lot Dimensions:** 132X327X132X326  
**View:** Desert

**Type:** Manufactured Home  
**Bedrooms:** 3 beds  
**Lot size:** 42984.00 sq ft  
**MLS #:** 22414389  
**Bathrooms Full:** 2  
**List Number Main:** 22414389  
**Municipality/Zoning:** Pima County - SH  
**Township:** 13

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## Description

**Legal Description:** From Parcel:21309015D /N2 N264.19' S528.53' E329.83' Se4 Se4 1 Ac Sec 5-13-11

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## Rooms

<b>Sauna Level:</b> Marana	<b>Extra Room: Other:</b> 2nd unit
<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook,Dining Area	<b>Kitchen Features:</b> Island,Refrigerator

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## Building Details

<b>Lot Features:</b> East/West Exposure	<b>Garage/Carport Feat:</b> Carport
<b># of Carport Spaces:</b> 1.00	<b>Construction: Other:</b> Manufactured Home
<b>Floor covering:</b> Carpet, Laminate, Vinyl	<b>Basement:</b> No
<b>Style: Other:</b> Manufactured	<b>Construction:</b> Wood Frame
<b>Main House SqFt:</b> 1568.00 sq ft	<b># of Garage Spaces:</b> 0.00
<b>Stories:</b> One	<b>Fence:</b> Chain Link
<b>Construction Status:</b> N/A	



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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:** N/A

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

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 1440.0000

**Landscape - Rear: Other:** Low Care,Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Dirt

**Technology:** Built-Up - Reflect, None

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$8,774

**Community:** None

**Tax Code:** 213-09-015K

**Property Disclosures:** Affidavit of Disclosure,Seller Prop Disclosure

**Road Maintenance:** None

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** Meeks Realty

**Listing Office Phone:** (520) 668-4929

**Listing Office Address:** 6843 N Prairie Dr, Tucson, AZ 85743

**Listing Member Phone:** (520) 861-3320

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## Units Information

**Unit Level:** 1



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## Amenities & Features

<b>Exterior Features:</b> None	<b>Sewer:</b> Septic
<b>Neighborhood Feature:</b> None	<b>Primary Bathroom Features:</b> Shower & Tub
<b>Guest Facilities: Other:</b> Manufactured home	<b>Fireplace Location: Other:</b> None
<b>Water: Other:</b> Avra Water	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans Pre-Wired,Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered,Deck	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> House	

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## Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Marana
<b>Elementary School:</b> Picture Rocks	

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## Fees and Taxes

**Tax Year:** 2023

