



**\$299,000**

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

<https://rehomes.us>

Motivated seller, will review all offers! 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 [...]

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



**Jessica VandenBosch**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1980

**Days On Market:** 37

**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 #:** 22311180

**Bathrooms Full:** 2

**List Number Main:** 22311180

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

**Township:** 13

## Description

**Legal Description:** N2 N264.19' S528.53' E329.83' SE4 SE41 AC SEC 5-13-11

## Rooms

**Sauna Level:** Marana

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

**Extra Room: Other:** 2nd unit

**Kitchen Features:** Island,Refrigerator

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Floor covering:** Carpet, Laminate, Vinyl

**Style: Other:** Affixed Manufactured

**Main House SqFt:** 1568.00 sq ft

**Stories:** One

**Construction Status:** N/A

**Garage/Carport Feat:** Attached Garage/Carport

**Construction: Other:** Manufactured home

**Basement:** No

**Construction:** Wood Frame

**# of Garage Spaces:** 0.00

**Fence:** Chain Link



---

## 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:** 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

---

## 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

---

## Amenities & Features



**Interior Features:** Ceiling Fan(s)  
**Sewer:** Septic  
**Primary Bathroom Features:** Shower & Tub  
**Fireplace Location: Other:** None  
**Water: Other:** Avra Water  
**Assoc Amenities:** None  
**Fireplace:** None  
**Main Heating:** None  
**Pool:** None  
**Spa:** None, None  
**Window Covering:** Stay  
**Guest Facilities:** House

**Exterior Features:** None  
**Neighborhood Feature:** None  
**Guest Facilities: Other:** Mobile Home  
**Main Heating: Other:** electric heater  
**Pool: Conventional:** No  
**Laundry:** Laundry Room  
**Main Cooling:** Ceiling Fans,Central Air  
**Patio/Deck:** Covered,Deck  
**Security:** None  
**Water Heater:** Natural Gas  
**Gas:** Natural

---

## Nearby Schools

**High School:** Marana  
**Elementary School:** Picture Rocks  
**Middle School:** Marana

---

## Fees and Taxes

**Tax Year:** 2022  
**Assoc Fees Includes:** None

