



\$389,000

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

6498 E VIA ARROYO AZUL, TUCSON, AZ 85756, USA

<https://rehomes.us>

Welcome home to your 2.5% assumable FHA 3 bedroom, 2 bath, 3 car (tandem) garage 2020-built single-story retreat located in the award winning Vail School District, with owned solar, water system, and air ionizer system. The heart of this home is an inviting kitchen with granite countertops, gas-range, walk-in pantry and breakfast nook overlooking a [...]



John DeLalla

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2020

Days On Market: 6

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 110' x 48'

View: City,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5096.00 sq ft

MLS #: 22402650

Bathrooms Full: 2

List Number Main: 22402650

Municipality/Zoning: Tucson - PAD-7

Township: 15

Description

Legal Description: La Estancia De Tucson Lot 723

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Walk-In

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Gas Cooktop,Gas Oven,Gas Range,Island,Microwave,Refrigerator,Reverse Osmosis,Water Purifier

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Black

Extra Room: None

Building Details



Lot Features: North/South Exposure **Garage/Carport Feat:** Electric Door Opener,Extended Length,Tandem Garage
of Carport Spaces: 0.00 **Floor covering:** Ceramic Tile
Basement: No **Construction:** Frame - Stucco
Main House SqFt: 1597.00 sq ft **# of Garage Spaces:** 2.00
Stories: One **Style:** Contemporary
Fence: Block **Construction Status:** Existing

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: La Estancia De Tucson (1-330)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$189

Association & Fees: HOA Telephone: 5204485300

Accessibility Option: None

Section: 18

Tax Code: 141-41-0590

Property Disclosures: Insurance Claims History Report,Military Airport Vcty,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Assumption,Cash,Conventional,FHA,Seller Concessions,Submit,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: La Estancia

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Built-Up,Tile, Alarm System,Cable TV,High Speed Internet,Smart Thermostat



Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Phone: (520) 290-2335

Listing Office Address: 7423 E Tanque Verde,
Tucson, AZ 85715

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

Listing Member Phone: (520) 477-9524

Amenities & Features

Interior Features: Air Purifier,Ceiling Fan(s),Dual Pane
Windows,High Ceilings 9+,Water Purifier

Sewer: Connected

Neighborhood Feature: Basketball Court,Exercise
Facilities,Jogging/Bike Path,Park,Paved
Street,Pickleball,Pool,Sidewalks,Walking Trail

Electric: Solar PV System

Primary Bathroom Features: Exhaust Fan,Shower Only

Fireplace Location: Other:
None

Pool: Conventional: No

Assoc Amenities:
Park,Pickleball,Pool

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry
Room

Fireplace: None

Main Cooling: Ceiling Fans,Ceiling Fans Pre-Wired,Central
Air

Main Heating: Forced Air,Gas
Pac,Natural Gas

Patio/Deck: Covered,Patio

Security: Cameras,Carbon
Monoxide Detectors,Security
Lights,Smoke Detector(s)

Spa: None, None

Water: City

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Middle School: Desert Sky

Elementary School: Mesquite





Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$63

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

