



**\$950,000**

## **6532 E MIRAMAR DR, TUCSON, AZ 85715, USA**

<https://rehomes.us>

Welcome to 6532 E Miramar Drive, an enchanting residence that has been cherished by two families since its construction in 1957. Built by Phil May, this home is a wonderful example of California Provincial, or Storybook architecture, known for its playfulness, whimsy, and timeless charm. Experience the allure of rough wood beamed ceilings, inviting brick [...]

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



**Darci Hazelbaker**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 1957

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.71 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 30710.00 sq ft

**MLS #:** 22412577

**Bathrooms Full:** 4

**List Number Main:** 22412577

**Municipality/Zoning:** Pima County - CR2

**Township:** 13

Description

**Legal Description:** COUNTRY CLUB ESTATES LOT 7 BLK 4

Rooms

**Sauna Level:** TUSD

**Extra Room: Other:** Foyer

**Extra Room:** Arizona Room,Bonus Room,Library

**Kitchen Features: Appliance Color:** Other

**Dining Areas:** Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Freezer,Garbage Disposal,Refrigerator

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Floor Covering: Other:** marble

**Main House SqFt:** 3545.00 sq ft

**Stories:** One

**Construction Status:** Existing

**Garage/Carport Feat:** Detached,Separate Storage Area

**Floor covering:** Carpet, Concrete

**Style: Other:** California Provincial

**Construction:** Brick

**# of Garage Spaces:** 0.00

**Fence:** Masonry,Wrought Iron



---

## 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:** Country Club Estates NO. 1

**Landscape - Front:** Other: Natural Desert, Shrubs, Trees

**Horse Property:** No

**Guest House SqFt:** 310.0000

**Landscape - Rear:** Other: Flower Beds, Low Care, Natural Desert, Shrubs, Trees

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: No

**Driveway:** Circular

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shake, Cable TV, High Speed Internet, Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric:** Electric Company: TEP

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Tucson C. C.

**Tax Code:** 114-40-0450

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** County

**Terms:** Cash, Conventional

---

## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

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

**Listing Member Phone:** (505) 353-1114

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

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

---

## Units Information

**Unit Level:** 1



---

# Amenities & Features

- Interior Features:** Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Storage,Vaulted Ceilings
- Sewer:** Septic
- Primary Bathroom Features:** Double Vanity,Shower & Tub
- Pool: Conventional:** Yes
- Fireplace:** Wood Burning
- Main Heating:** Heat Pump
- Security:** Gated,None
- Water:** City
- Window Covering:** Some
- Guest Facilities:** Quarters
- Exterior Features:** Native Plants,Plantation Shutters
- Neighborhood Feature:** Historic,Street Lights
- Fireplace Location: Other:** Living Room
- Laundry:** Dryer,Laundry Closet,Washer
- Main Cooling:** Central Air
- Patio/Deck:** Enclosed,Patio
- Spa:** None, None
- Water Heater:** Natural Gas
- Gas:** Natural

---

# Nearby Schools

- High School:** Rincon
- Middle School:** Booth-Fickett Math/Science Magnet
- Elementary School:** Fruchthendler

---

# Fees and Taxes

- Tax Year:** 2023
- Assoc Fees Includes:** Common Area Maint,Street Maint
- Association & Fees: HOA Amt (Monthly):** \$137
- Association & Fees: HOA Payment Frequency:** Quarterly

