



**\$400,000**

## **6544 N SHADOW BLUFF DR, TUCSON, AZ 85704, USA**

<https://rehomes.us>

Sited on a large lot, this 1995 AF Sterling home encompasses 1,673 sf of livable space. This open floor plan boasts 3BR/2BA, a comfortable living area, and efficient kitchen with a breakfast bar and nook. Once inside the home you will be greeted by soaring ceilings and an open floor plan. Located in the rear [...]

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



**Judy Ibrado**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 51 x 128 x 52 x 126

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6490.00 sq ft

**MLS #:** 22314128

**Bathrooms Full:** 2

**List Number Main:** 22314128

**Municipality/Zoning:** Marana - F

**Township:** 13

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## Description

**Legal Description:** From Parcel:10202852B/Rancho Arboleda Lot 39

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## Rooms

**Sauna Level:** Amphitheater **Dining Areas:** Breakfast Bar,Dining Area

**Extra Room:** None **Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Refrigerator

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1673.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Rancho Arboleda (1-110)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 102-02-8920

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 12080 N Dove Mountian Blvd #100, Marana, AZ 85658

**Listing Office Phone:** (520) 665-3100

**Listing Member Phone:** (520) 918-7459

## Units Information

**Unit Level:** 1

## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Skylights,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Pool

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Harelson

**Middle School:** Cross

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$70

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:** Monthly

