



\$499,995

**6545 N SHADOW BLUFF DR, TUCSON, AZ
85704, USA**

<https://rehomes.us>

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

The highly sought Rancho Arboleda neighborhood offers a great location with easy access to La Encantada, the Oracle corridor, downtown, University of Arizona and more. Within this AF Sterling built community, there is great appeal on the Northeast side of Shadow Bluff, where expansive views of the Santa Catalina Mountains and privacy to the north [...]



Jim Storey

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1995

Days On Market: 3

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: 174x52x166x52

View: Desert,Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 8756.00 sq ft

MLS #: 22320751

Bathrooms Full: 2

List Number Main: 22320751

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: From Parcel:10202852B /Rancho Arboleda Lot 33

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features:
Countertops: Granite Tile

Kitchen Features: **Appliance Color:** Black

Extra Room: None

Building Details



Lot Features: Adjacent to Wash,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary,Santa Fe,Southwestern

Construction Status: Existing

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Carpet

Floor Covering: Other: Travertine Tile

Main House SqFt: 1673.00 sq ft

Stories: One

Fence: Block,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: Rancho Arboleda (1-110)

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: To Property Line

Section: 1

Attribution Contact: (520) 977-6311

Tax Code: 102-02-8860

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,Submit,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: Level

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

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



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

Listing Member Phone: (520) 977-6311

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s)

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas,Tankless Water Htr

Gas: Natural

Exterior Features: Shed

Neighborhood Feature: Paved Street,Pool,Sidewalks

Fireplace Location: Other: Family Room

Assoc Amenities: Pool

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Security: Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Elementary School: Harelson

Middle School: Cross

Fees and Taxes



Tax Year: 2022

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

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Monthly

