



**\$439,000**

**6586 E VIA ARROYO AZUL, TUCSON, AZ  
85756, USA**

<https://rehomes.us>

- 5 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active

Welcome to La Estancia living, the new Master planned community with community Pool, beautiful parks, playgrounds, sidewalks, and easy access to just about anything in Tucson! This Richmond American home built in 2021 with Modern finishes and upgrades throughout! As you enter the home, you are greeted with an open entry, Guest bedroom with full [...]



**Jessica Sparks**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2021

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 110 x 48

**View:** Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 5140.00 sq ft

**MLS #:** 22326987

**Bathrooms Full:** 3

**List Number Main:** 22326987

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** From Parcel:141361070 /La Estancia De Tucson Sq20182610609 Lot 733

Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Freezer,Island

**Kitchen Features: Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Loft

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2633.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** La Estancia De Tucson (1-330)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** La Estancia

**Accessibility Option:** None

**Section:** 18

**Tax Code:** 141-41-0690

**Property Disclosures:** Insurance Claims History Report,Military Airport Vcty

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

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## Listing Office



**ListingOfficeName:** Russ Lyon Sotheby's International Realty

**Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.russlyon.com>

**Listing Member Phone:** (602) 999-9764

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## Units Information

**Unit Level:** 2

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## Amenities & Features

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

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Park,Paved Street,Pickleball,Pool,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pickleball,Pool

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Empire

**Elementary School:** Mesquite

**Middle School:** Old Vail





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$15.75

**Assoc Fees Includes:** Common Area Maint,Street  
Maint

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

