



**\$446,990**

**6593 E VIA ARROYO LARGO, TUCSON, AZ  
85756, USA**

<https://rehomes.us>

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

The Pearl plan offers two stories of thoughtful living space. A spacious kitchen with 42" upper cabinets provides a panoramic view of the main floor-overlooking an elegant dining room, a covered patio and a large great room. You'll also enjoy a convenient downstairs bedroom with adjacent bath located by the entryway. Upstairs, an open loft [...]



**Albert Kingsbury**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 110'x52.11'x110'x47.02'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5452.00 sq ft

**MLS #:** 22313876

**Bathrooms Full:** 3

**List Number Main:** 22313876

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

**Township:** 15

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## Description

**Legal Description:** LA ESTANCIA DE TUCSON SQ20182610609 LOT 690

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

**Kitchen Features: Countertops:** quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Loft

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## Building Details



**Lot Features:** North/South Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Contemporary  
**Construction Status:** New Construction

**Garage/Carport Feat:** Attached  
Garage/Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Window Covering: Other:** 2' faux wood  
blinds  
**Main House SqFt:** 2360.00 sq ft  
**Stories:** Two  
**Fence:** Block

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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  
SQ20182610609

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** RWC

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired Tele Lines

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** E

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age  
Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 18

**Tax Code:** 141-41-0260

**Property Disclosures:** None

**Road Maintenance:** County

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

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## Listing Office



**ListingOfficeName:** Richmond American  
Homes of AZ

**Listing Office Phone:** (480) 624-0224

**Listing Office Address:** 16427 N Scottsdale  
Rd, Suite 300, Scottsdale, AZ 85254

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

**Listing Member Phone:** (520) 308-0007

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Foyer,High  
Ceilings 9+,Walk In Closet(s)

**Exterior Features:** Native Plants

**Sewer:** Connected

**Neighborhood Feature:**  
Park,Pool,Sidewalks

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** Park,Pool

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

**Fireplace:** None

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

**Main Heating:** Forced Air

**Patio/Deck:** Covered,Patio

**Security:** None

**Spa:** None, None

**Water:** City

**Water Heater:** Natural Gas

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Desert Sky

**Elementary School:** Desert Willow

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$52

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

