



\$389,000

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

6601 E VIA ARROYO AZUL, TUCSON, AZ 85756, USA

<https://rehomes.us>

Welcome home to your 2021-built Richmond American Peridot model retreat on an oversize corner lot located in the award winning Vail School District. The heart of this home is an inviting and bright, light-filled kitchen with premium granite countertops, extended white upper cabinets with hardware, walk-in pantry and breakfast nook overlooking a spacious great room. [...]



John DeLalla

Basics



Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2.00 baths	Lot size: 7318.00 sq ft
Year built: 2021	MLS #: 22408274
Bathrooms Full: 2	County: Pima
List Number Main: 22408274	Lot Acres: 0.17 acres
Municipality/Zoning: Tucson - PAD-7	Lot Dimensions: 111' x 68'
Township: 15	View: Mountains,Residential,Sunrise,Sunset

Description

Legal Description: La Estancia De Tucson Lot 779

Rooms

Sauna Level: Vail	Kitchen Features: Countertops: Granite
Kitchen Features: Appliance Color: Stainless	Dining Areas: Dining Area
Extra Room: Office	Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Building Details

Lot Features: Corner Lot,Elevated Lot	Garage/Carport Feat: Electric Door Opener,Over Height Garage
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile
Basement: No	Construction: Frame - Stucco
Main House SqFt: 1727.00 sq ft	# of Garage Spaces: 2.00
Stories: One	Style: Contemporary
Fence: Block	Construction Status: Existing



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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$189

Association & Fees: HOA Telephone: 5204485300

Accessibility Option: None

Section: 18

Tax Code: 141-41-1150

Property Disclosures: Insurance Claims History Report,Military Airport Vcty,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Exchange,FHA,Seller Concessions,Submit,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: La Estancia

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Built-Up,Tile, Cable TV,High Speed Internet,Smart Thermostat

Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7423 E Tanque Verde, Tucson, AZ 85715

Listing Member Phone: (520) 477-9524

Listing Office Phone: (520) 290-2335

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



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Water Softener

Neighborhood Feature: Basketball Court,Jogging/Bike Path,Park,Pickleball,Pool,Sidewalks,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: Park,Pickleball,Pool

Fireplace: None

Main Heating: Gas Pac,Natural Gas

Security: Carbon Monoxide Detectors,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: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Vail Dist Opt

Middle School: Desert Sky

Elementary School: Mesquite

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$63

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Quarterly

