



## 6603 E PASEO DE SAMBUCA, TUCSON, AZ 85756, USA

<https://rehomes.us>

Brand new, energy-efficient home available by Dec 2023! Corner lot. This 4 bed, 3 bath single-story home features a teen room perfect for homework or movie nights. Slate cabinets with marble-look white quartz countertops, warm wood-look tile flooring with beige tweed carpet in our Fresh package. Exterior paint scheme 9 & exterior stone. Fresh flooring [...]

**\$412,400**

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



**Susan Hansen**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Bathrooms Full:** 3

**List Number Main:** 22314953

**Municipality/Zoning:** Tucson - PAD-7

**Township:** 15

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5175.00 sq ft

**MLS #:** 22314953

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x115

**View:** Residential

Description

**Legal Description:** SF 0044 Plan 2110C

Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Dining Area

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

**Kitchen Features:** Countertops: Granite, Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2027.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile, CRI Green Label Plus Certified Carpet

**Construction:** Frame,Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** Sprinkler/Drip

**Horse Property:** No

**Electric:** **Electric Company:** Tucson Electric

**Driveway:** **Paved:** Concrete

**Subdivision Restrict:** **Age Restrictions:** No

**Association & Fees:** **HOA Transfer Fee:** \$250

**Association & Fees:** **HOA Telephone:**  
520-682-1357

**Accessibility Option:** Door Levers,Entry

**Section:** 18

**Tax Code:** 141-43-3170

**Property Disclosures:** None

**Road Maintenance:** City

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

**Special Listing Conditions:** Public Report

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear:** **Other:** None

**Subdivision Restrict:** **Deed Restrictions:** No

**Association & Fees:** **HOA:** Yes

**Association & Fees:** **HOA Name:**  
CCMC

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Home Automation,Pre-Wired Tele Lines,Smart Panel

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## Listing Office

**ListingOfficeName:** MTH Realty LLC

**Listing Office Address:** 8800 E Raintree Dr  
Ste 300, Scottsdale, AZ 85260

**Listing Member Phone:** (520) 686-5755

**Listing Office Phone:** (520) 686-5755

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

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,ENERGY STAR Qualified  
Windows,High Ceilings 9+,Low Emissivity  
Windows,Non formaldehyde Cabinets,Walk  
In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Carbon Monoxide  
Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Exercise  
Facilities,Jogging/Bike  
Path,Lake,Park,Pool,Racquetball,Rec Center,Tennis  
Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Empire

**Middle School:** Desert Sky

**Elementary School:** Mesquite

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## Fees and Taxes

**Tax Year:** 2022

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

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

