



## 6604 E PASEO DE SAMBUCA, TUCSON, AZ 85756, USA

<https://rehomes.us>

Brand new, energy-efficient home available by Jan 2024! Slate cabinets with marble-look white quartz countertops, warm wood-look tile flooring with beige tweed carpet in our Fresh package. Deluxe utility cabinets. exterior paint scheme 4. whirlpool ref-w-d ss-side by side. exterior stone. fresh flooring w-extension. 4 recessed can grt room & ceiling fan prewires at all [...]

**\$433,260**

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



**Susan Hansen**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x115

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5175.00 sq ft

**MLS #:** 22315152

**Bathrooms Full:** 2

**List Number Main:** 22315152

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

**Township:** 15

Description

**Legal Description:** SF 0042 Plan 2380B

Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Dining Area

**Kitchen Features:** Garbage Disposal,Gas Cooktop,Gas Oven,Island,Microwave

**Kitchen Features: Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Loft

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2401.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame,Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Ranch

**Construction Status:** New Construction



---

## 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:** Low Care

**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:** 5206821357

**Accessibility Option:** Door Levers

**Section:** 18

**Tax Code:** 141-43-3150

**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, Cable TV,Telephone

---

## 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>

---

## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Fire Sprinklers,Walk In  
Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered

**Security:** None

**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:** Pool

**Fireplace:** None

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Empire

**Elementary School:** Mesquite

**Middle School:** Desert Sky

---

## Fees and Taxes

**Tax Year:** 2022

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

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

