



**\$169,900**

**6605 W JANICE DR, TUCSON, AZ 85735, USA**

<https://rehomes.us>

Corner lot with a lot of vegetation and paved road. Remodeled single wide with a lot of space: bring your toys and horses. Lots of space, fence throughout.

- 2 beds
- 1.00 bath
- Manufactured Home
- Residential
- Active



**Ruben Garcia**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1979

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.70 acres

**Lot Dimensions:** 142X215X141X204

**View:** Mountains

**Type:** Manufactured Home

**Bedrooms:** 2 beds

**Lot size:** 30492.00 sq ft

**MLS #:** 22400788

**Bathrooms Full:** 1

**List Number Main:** 22400788

**Municipality/Zoning:** Tucson - SH

**Township:** 14

Description

**Legal Description:** From Parcel:20457023A /Golden Gate Lot 8 Blk 2 Exc E20'

Rooms

**Sauna Level:** TUSD

**Extra Room:** None

**Dining Areas:** Other

**Kitchen Features:** Electric Range,Microwave

Building Details

**Lot Features:** Corner Lot

**# of Carport Spaces:** 0.00

**Floor covering:** Laminate

**Style: Other:** Manufactured

**Main House SqFt:** 888.00 sq ft

**Stories:** One

**Construction Status:** N/A

**Garage/Carport Feat:** None

**Roof: Other:** Other

**Basement:** No

**Construction:** Metal

**# of Garage Spaces:** 0.00

**Fence:** Chain Link



---

## 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:** Golden Gate Subdivision

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** None

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** Yes

**Electric: Electric Company:** Trico

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 212-47-023A

**Property Disclosures:** Affidavit of Disclosure, None, Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash

---

## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 216 E. Congress, Tucson, AZ 85701

**Listing Member Phone:** (520) 850-2343

**Listing Office Phone:** (520) 428-3338

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

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

- |  |  |
|--|--|
| <b>Exterior Features:</b> None         | <b>Sewer:</b> Septic                             |
| <b>Neighborhood Feature:</b> None      | <b>Primary Bathroom Features:</b> Shower Only    |
| <b>Fireplace Location: Other:</b> None | <b>Main Heating: Other:</b> Other                |
| <b>Water: Other:</b> tucson water      | <b>Pool: Conventional:</b> No                    |
| <b>Assoc Amenities:</b> None           | <b>Laundry:</b> Electric Dryer Hookup,In Kitchen |
| <b>Fireplace:</b> None                 | <b>Main Cooling:</b> Central Air                 |
| <b>Patio/Deck:</b> None                | <b>Security:</b> None                            |
| <b>Spa:</b> None, None                 | <b>Water:</b> City,Water Company                 |
| <b>Water Heater:</b> Electric          | <b>Window Covering:</b> None                     |
| <b>Gas:</b> None                       | <b>Guest Facilities:</b> None                    |

---

## Nearby Schools

- |                                 |                                |
|---------------------------------|--------------------------------|
| <b>High School:</b> Cholla      | <b>Middle School:</b> Valencia |
| <b>Elementary School:</b> Banks |                                |

---

## Fees and Taxes

- |                       |                                  |
|-----------------------|----------------------------------|
| <b>Tax Year:</b> 2023 | <b>Assoc Fees Includes:</b> None |
|-----------------------|----------------------------------|

