



\$825,000

6617 N SHADOW RUN DR, TUCSON, AZ 85704, USA

<https://rehomes.us>

This stunningly remodeled & updated 2,807 sq. ft. Southwestern-style home is located in popular Shadow View Estates (near Orange Grove Rd. and 1st Ave.). The property backs up to an expansive desert area and the Pima Wash, and offers unobstructed desert, mountain & sunset views. Highlights of this 5-bedroom, 2 1/2-bath residence include a welcoming [...]

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



Russell Long

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1994

Days On Market: 3

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 77'x102'x83'x101'

View: City,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 8276.00 sq ft

MLS #: 22314511

Bathrooms Full: 2

List Number Main: 22314511

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Shadow View Estates Lot 0065

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Dishwasher,Exhaust Fan,Gas Cooktop,Gas Oven,Microwave,Refrigerator,Reverse Osmosis,Water Purifier,Wine Cooler

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Building Details



Lot Features: Adjacent to Wash,Borders Common Area,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2807.00 sq ft

Stories: One

Fence: Wrought Iron

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

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: Shadow View Estates (1-85)

Landscape - Front: **Other:** Low Care

Horse Property: No

Electric: **Electric Company:** TEP

Driveway: **Paved:** Concrete

Subdivision Restrict: **Age Restrictions:** No

Association & Fees: **HOA Name:** Shadow View Estates

Accessibility Option: None

Section: 1

Attribution Contact: longs@longrealty.com

Tax Code: 102-02-8310

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: **Other:** Low Care

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Home Protection: **Offered:** No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up - Reflect, Alarm System,Cable TV,High Speed Internet,Telephone

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Phone: (520)
918-2400

Listing Office Address: 1880 E River Road, Suite 120,
Tucson, AZ 85718

Listing Member Phone: (520)
529-1116

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,High Ceilings 9+,Skylights,Walk In
Closet(s),Water Purifier,Water Softener

Sewer: Connected

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

Pool: Conventional: No

Green Features: Solar

Main Cooling: Zoned

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ-Built-In,Courtyard

Neighborhood Feature: None

Fireplace Location: Other: Family Room

Laundry: Dryer,Laundry Room,Sink,Washer

Fireplace: Gas

Main Heating: Humidity Control,Zoned

Security: Alarm Installed

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Elementary School: Harelson

Middle School: Cross

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt (Monthly): \$16

