



\$347,990

**6630 E VIA DE LOS COMPAS, TUCSON, AZ
85707, USA**

<https://rehomes.us>

Brand new home in premium master-planned, La Estancia community featuring community pools/splash pad, parks and walking paths. Close to loop bike path, U of A and downtown. Verbena plan is hi-efficiency, smart-home enabled, three bedrooms, two baths, two car garage with all appliances included.

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



Robert Bitteker

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2023

Days On Market: 4

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 47 x 116

View: None

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5393.00 sq ft

MLS #: 22318857

Bathrooms Full: 2

List Number Main: 22318857

Municipality/Zoning: Tucson - PAD-7

Township: 15

Description

Legal Description: LA ESTANCIA DE TUCSON PHASE 2 PARCEL 4 LOT 49SQ20203460766

Rooms

Sauna Level: Vail

Kitchen Features: Granite

Kitchen Features: Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Microwave,Refrigerator

Dining Areas: Breakfast Bar,Breakfast Nook

Appliance Color: Stainless

Kitchen Features: Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Microwave,Refrigerator

Extra Room: None

Kitchen Features: Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Microwave,Refrigerator

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1565.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Spanish Mission

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: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: CCMC

Home Protection: Offered: Yes

Accessibility Option: None

Section: 19

Tax Code: 141-43-4060

Property Disclosures: None

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: Public Report

Co-op Fee: \$0

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520 448-5300

Home Protection: Plan By: Centex

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: ENERGY STAR
Qualified Roofing Materials,Tile,
Cable TV,High Speed Internet,Smart
Panel



Listing Office

ListingOfficeName: PCD Realty LLC

Listing Office Phone:
(480) 391-6000

Listing Office Address: 16767 N. Perimeter Drive, Scottsdale, AZ
85260

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows,Energy Star Air Pkg,ENERGY STAR Qualified Windows,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

Exterior Features: None

Sewer: Connected

Neighborhood Feature: Jogging/Bike Path,Park,Paved Street,Pool,Sidewalks,Walking Trail

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

Fireplace Location: Other: None

Pool: Conventional: No

Assoc Amenities: Park,Pool

Laundry: Dryer,Electric Dryer Hookup,Laundry Room,Washer

Fireplace: None

Main Cooling: Ceiling Fans Pre-Wired,Central Air,ENERGY STAR Qualified Equipment,Gas

Main Heating: Forced Air,Natural Gas

Patio/Deck: Covered,Patio

Pool: None

Security: Smoke Detector(s)

Spa: None, None

Water: City

Water Heater: Energy Star Qualified Water Heater,Tankless Water Htr

Window Covering: Some

Gas: Natural

Guest Facilities: None





Nearby Schools

High School: Empire

Middle School: Desert Sky

Elementary School: Mesquite



Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: None

**Association & Fees: HOA Amt
(Monthly):** \$55

Association & Fees: HOA Payment Frequency:
Quarterly

