



6634 E PASEO DE SAMBUCA, TUCSON, AZ 85756, USA

<https://rehomes.us>

Brand NEW energy-efficient home ready Jan 2024! The teen room is perfect for virtual learning. The corner pantry and sprawling kitchen island offer generous space for storage and prep. Dual sinks and a walk-in closet compliment the primary suite. Visit the La Estancia – Arcadia community in Tucson, Arizona, located in the sought-after Vail School [...]

\$399,220

- 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 #: 22316982

Bathrooms Full: 3

List Number Main: 22316982

Municipality/Zoning: Tucson - PAD-7

Township: 15

Description

Legal Description: SF 0037 Plan 2110E

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 **# of Garage Spaces:** 2.00

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

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

Construction: Frame,Stucco Finish

Style: Contemporary

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: 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: 141-43-3100

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

Listing Office



ListingOfficeName: MTH Realty LLC

Listing Office Phone: (520) 686-5755

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

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

Listing Member Phone: (520) 686-5755

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

Nearby Schools

High School: Empire

Middle School: Desert Sky

Elementary School: Mesquite





Fees and Taxes

Tax Year: 2022

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

Association & Fees: HOA Payment Frequency:
Monthly

