



**\$363,990**

**6637 E VIA DE LOS COMPAS, TUCSON, AZ  
85707, USA**

<https://rehomes.us>

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

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. The Lavender plan is hi-efficiency, smart-home enabled, four bedrooms, two bathrooms, den, and two car garage with all stainless steel appliances included. Estimated completion October 2023.



**Robert Bitteker**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Days On Market:** 23

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5662.00 sq ft

**MLS #:** 22314542

**Bathrooms Full:** 2

**List Number Main:** 22314542

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

**Township:** 15

Description

**Legal Description:** LA ESTANCIA DE TUCSON PHASE 2 PARCEL 4 LOT 61SQ20203460766

Rooms

**Sauna Level:** Vail

**Kitchen Features:** Countertops: Granite

**Kitchen Features:** Dining Areas: Dining Area

**Appliance Color:** Stainless

**Extra Room:** Den

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

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1915.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Spanish Mission

**Construction Status:** New Construction

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## 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:** N/A

**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

**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

**Special Listing Conditions:** Public Report

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

**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

**Community:** None

**Tax Code:** 141-43-4180

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,VA



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# Listing Office

**ListingOfficeName:** PCD Realty LLC

**Listing Office Phone:**  
(480) 391-6000

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

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## Units Information

**Unit Level:** 1

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## 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,Gas,Zoned

**Main Heating:** Forced Air,Natural Gas

**Patio/Deck:** Covered,Patio

**Pool:** None

**Security:** Prewired,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:** 2022

**Assoc Fees Includes:** None

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

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

