



**\$650,000**

## **6670 E PLACITA ALHAJA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Classic Cimarron Foothills Estates home is ready to be reimagined. Private 1.2 acre lot with fabulous mountain and golf course views. Additional .9 acre lot next door is also available for sale. Please reference MLS #22318612. Upstairs primary suite with expansive views, fireplace, balcony and additional sitting room or office. Two downstairs guest rooms with access [...]

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



**Linzee Whelan**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1984

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 1.21 acres

**Lot Dimensions:** Irreg

**View:** Golf Course,Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 52708.00 sq ft

**MLS #:** 22318204

**Bathrooms Full:** 2

**List Number Main:** 22318204

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

Description

**Legal Description:** From Parcel:001010010 /Cimarron Foothills Estates Lot 355 (Term: 8906/1733)(11259/268)

Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Breakfast Bar,Dining Area,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator,Wet Bar

**Kitchen Features:**

**Pantry:** Closet

**Extra Room:** None

Building Details



**Lot Features:** Hillside  
Lot,North/South Exposure

**Garage/Carport Feat:** Additional Carport,Electric  
Door Opener,Over Height Garage,Separate Storage  
Area,Utility Sink

**# of Carport Spaces:** 4.00

**Floor covering:** Carpet, Ceramic Tile, Engineered  
Wood

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2504.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Multi/Split

**Style:** Contemporary

**Fence:** Block,View Fence

**Construction Status:** Existing

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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.

**Special Listing Conditions:**  
None

**Subdivision Name:** Cimarron Foothills Estates (254-408)

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

**Landscape - Front: Other:** Desert Plantings,Low Care

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:**  
TEP

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural  
Desert

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age  
Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:**  
No

**Accessibility Option:** Accessible Elevator Installed,Other Bath  
Modification

**Assessments:** \$0

**Section:** 7

**Fire Protection:** Included in  
Taxes

**Tax Code:** 109-09-3600

**Range:** 15.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Alarm  
System,Pre-Wired Sat Dish,Pre-  
Wired Tele Lines,Smart  
Thermostat

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



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd.,  
Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 820-6743

**Listing Office Phone:** (520) 544-2335

**Listing Office Url:**  
<http://www.movingtotucson.com>

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Entertainment Center Built-In,High Ceilings 9+,Skylight(s),Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Wet Bar,Workshop

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Shower & Tub

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air,Evaporative Cooling

**Patio/Deck:** Balcony,Deck,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Dog Run,Native Plants

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family Room,Primary Bedroom

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Forced Air

**Security:** Rolling Security Doors,Security Screens,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Catalina Fthls

**Elementary School:** Ventana Vista

**Middle School:** Esperero Canyon





# Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$48

**Assoc Fees Includes:** Garbage Collection

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

