



**\$310,000**

**6768 S AQUILINE DR, TUCSON, AZ 85756, USA**

<https://rehomes.us>

Nestled in Julian Ranch, this inviting two-story 1627sq ft. home offers 3 bedrooms, 2.5 bathroom, 2 car garage with electric car charging outlet. It features a spacious open floor plan and stylish vinyl plank flooring downstairs. The kitchen opens to a cozy living and dining area, ideal for gatherings. Upstairs, the primary bedroom includes an [...]

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



**Alexandra Colson**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** 90x40x90x40

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 3600.00 sq ft

**MLS #:** 22418410

**Bathrooms Full:** 2

**List Number Main:** 22418410

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** JULIAN RANCH WEST LOT 355

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** None

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Garbage Disposal,Gas Range,Microwave,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1627.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile, Laminate, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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.

**Subdivision Name:** Julian Ranch West (1-369)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$325

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-37-8380

**Property Disclosures:** Military Airport Vcty,Public Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:**  
Julian Ranch

**Accessibility Option:** None

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,High Speed Internet

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

**Listing Member Phone:** (520) 345-2204

**Listing Office Phone:** (520) 290-2335

**Listing Office Url:**  
<https://www.tierraantigua.com/>

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## Amenities & Features



**Interior Features:** Dual Pane Windows

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Jogging/Bike Path,Park,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

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## Nearby Schools

**High School:** Desert View

**Middle School:** Lauffer

**Elementary School:** Craycroft

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$22.75

**Assoc Fees Includes:** None

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

