



**\$1,098,000**

**6775 N SHADOW RUN DR, TUCSON, AZ  
85704, USA**

<https://rehomes.us>

Excellent location property in a 1.77 Lot Acres, with a huge Pebbletec pool & Spa as well as a splendid waterfall. It is truly a wonderful addition to this home, as it allows for enjoying spectacular views of not only the city lights & mountains but also a breathtaking view of the sunset and sunrise. [...]

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



**Nidia Gonzalez**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 1.41 acres

**Lot Dimensions:** 132.64X372X253X302

**View:** City,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 61614.00 sq ft

**MLS #:** 22417726

**Bathrooms Full:** 3

**List Number Main:** 22417726

**Municipality/Zoning:** Pima County - CR4

**Township:** 13

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## Description

**Legal Description:** Lot 84 Shadow View Estates Lot 0084

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## Rooms

**Sauna Level:** Amphitheater

**Extra Room:** Storage,Studio

**Dining Areas:** Formal Dining Room

**Kitchen Features:** Dishwasher,Garbage Disposal

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## Building Details

**Lot Features:** Adjacent to Wash

**# of Carport Spaces:** 3.00

**Basement:** No

**Main House SqFt:** 3200.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Masonry Stucco

**# of Garage Spaces:** 3.00

**Style:** Southwestern

**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:** Shadow View Estates (1-85)

**Landscape - Front: Other:** Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$51,786

**Community:** None

**Tax Code:** 102-02-8500

**Property Disclosures:** Easements

**Road Maintenance:** Owner Maintenance

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Ceiling Speakers,Pre-Wired Sat Dish,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Phone:** (520) 505-3000

**Listing Office Address:** 5425 N. Oracle Rd Ste 135, #135, Tucson, AZ 85704

**Listing Member Phone:** (520) 312-7042

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Split Bedroom Plan,Storage,Walk In Closet(s),Water Purifier

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s)

**Main Cooling: Other:** 2 units 5 ton. each

**Assoc Amenities:** None

**Fireplace:** Gas

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

**Security:** None

**Water:** City,Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room, Bathroom Master B

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Paver

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Amphitheater

**Middle School:** Cross

**Elementary School:** Harelson

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

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

