



**\$295,000**

**6790 S PARLIAMENT DR, TUCSON, AZ 85756, USA**

<https://rehomes.us>

This 3 bedroom, 3 bath home has a 2-car garage and a NEWER roof (2021)!! You'll love the home from its curb appeal and beautiful front covered patio. The bottom floor has NO carpeting; it's ALL tile! The natural light and open floor plan are very welcoming w/a fridge. You'll find ceiling fans throughout & [...]

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



**Corissa Miller**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** 90'x40'90'40'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 3485.00 sq ft

**MLS #:** 22401284

**Bathrooms Full:** 2

**List Number Main:** 22401284

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** JULIAN RANCH WEST LOT 304

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:**  
**Appliance Color:** Black

**Extra Room:** None

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Range

Building Details

**Lot Features:** East/West Exposure,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,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**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:** Decorative Gravel,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-37-7870

**Property Disclosures:** Insurance Claims History Report,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:** Decorative Gravel,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-623-2324

**Accessibility Option:** None

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Tucson's TLC Realty

**Listing Office Address:** 9280 E Placita Mimosa, Tucson, AZ 85749

**Listing Member Phone:** (520) 481-8668

**Listing Office Phone:** (520) 240-9947

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



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# Amenities & Features

- Interior Features:** Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)
- Neighborhood Feature:** Basketball Court,Paved Street,Sidewalks
- Fireplace Location:** **Other:** None
- Assoc Amenities:** None
- Fireplace:** None
- Main Heating:** Forced Air,Natural Gas
- Pool:** None
- Spa:** None, None
- Water Heater:** Natural Gas
- Gas:** Natural
- Sewer:** Connected
- Primary Bathroom Features:** Double Vanity,Dual Flush Toilet,Exhaust Fan,Shower & Tub
- Pool: Conventional:** No
- Laundry:** Dryer,Energy Star Qualified Washer,Gas Dryer Hookup,Laundry Room
- Main Cooling:** Ceiling Fans,Central Air
- Patio/Deck:** Covered,Patio
- Security:** Alarm Installed
- Water:** City
- Window Covering:** Stay
- Guest Facilities:** None

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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
- Assoc Fees Includes:** Common Area Maint
- Association & Fees: HOA Amt (Monthly):** \$23
- Association & Fees: HOA Payment Frequency:** Quarterly

