



\$299,900

6801 S MELODY AVE, TUCSON, AZ 85756, USA

<https://rehomes.us>

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

This striking and spacious home in Julian Ranch is a 2006 build with double paned windows, primary walk-in closet, with mountain views on the top floor. Kitchen features a breakfast bar and open plan into your giant living room and dining area. Laundry room contains your own space with washer and dryer which convey in [...]



Jacob Acosta

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2006

Days On Market: 34

County: Pima

Lot Acres: 0.08 acres

Lot Dimensions: 40 X 90 X 40 X 90

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 3615.00 sq ft

MLS #: 22311494

Bathrooms Full: 2

List Number Main: 22311494

Municipality/Zoning: Tucson - R1

Township: 15

Description

Legal Description: From Parcel:14037065B /Julian Ranch West Lot 304

Rooms

Sauna Level: Sunnyside

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features: Countertops: wood

Kitchen Features: Appliance Color: Black

Extra Room: None

Building Details



Lot Features: East/West Exposure
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 1627.00 sq ft
Stories: Two
Fence: Block

Garage/Carport Feat: Electric Door Opener
Floor covering: Carpet, Ceramic Tile
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Contemporary
Construction Status: Existing

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,Natural Desert
Horse Property: No
Guest House SqFt: 0.0000
Landscape - Rear: Other: Low Care,Natural Desert
Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes
Accessibility Option: None
Assessments: \$0
Community: None
Tax Code: 140-37-7870
Property Disclosures: Seller Prop Disclosure
Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3
Direction: S
Horse Facilities: No
Electric: Electric Company: TEP
Driveway: Paved: Concrete
Subdivision Restrict: Age Restrictions: No
Home Protection: Offered: No
Driveway: Car(s) Pad
Section: 13
Fire Protection: Included in Taxes
Range: 14.00
Road Type: Paved
Technology: Shingle, Alarm System,High Speed Internet,Telephone

Listing Office



ListingOfficeName: Engel & Volkers Tucson

Listing Office Address: 6151 E Grant Rd,
Tucson, AZ 85712

Listing Member Phone: (520) 345-6329

Listing Office Phone: (520) 954-5800

Listing Office Url:
<https://tucson.evrealstate.com/>

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

Laundry: Dryer,Energy Star Qualified
Washer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Pedestal Sink(s),Shower & Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Natural Gas

Security: Alarm Installed,Alarm Leased

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Desert View

Middle School: Lauffer

Elementary School: Craycroft

Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$23

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

