



\$350,000

**2506 N BLUE WILLOW TR, TUCSON, AZ
85715, USA**

<https://rehomes.us>

Estate Sale in the desirable golf course community of Dorado Country Club nestled in a private green oasis of mature trees. Great location near the tee box offering golf course views and close to community pool. Well maintained 2BR/2BA Townhouse. Spacious living room with cozy fireplace. Galley style kitchen w/breakfast nook and built-in cabinetry. Large [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



Vincent Yackanin

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1978

Days On Market: 3

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 39' X122' +/-

View: Golf Course,Mountains

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4966.00 sq ft

MLS #: 22407510

Bathrooms Full: 2

List Number Main: 22407510

Municipality/Zoning: Tucson - O3

Township: 14

Description

Legal Description: Dorado Country Club Estates Townhouses Blks 9 and 10, Lot 11.

Rooms

Sauna Level: TUSD

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Refrigerator

Kitchen Features: Pantry: Cabinet

Extra Room: Arizona Room,Den,Office

Building Details

Lot Features: Borders Common Area,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1709.00 sq ft

Stories: One

Fence: Wrought Iron

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport

Floor covering: Carpet, Ceramic Tile

Construction: Masonry Stucco

of Garage Spaces: 2.00

Style: Patio Home

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: Dorado Country Club Estates BLK 9,10 (1-55)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Desert Plantings,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Dorado CC Blk 9&10

Home Protection: Offered: Yes

Accessibility Option: None

Section: 6

Attribution Contact: 520-349-2747

Tax Code: 133-14-4110

Property Disclosures: Insurance Claims History Report

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: No SPDS

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$250

Association & Fees: HOA Telephone: 520-982-1221

Home Protection: Plan By: Fidelity

Assessments: \$0

Community: Dorado Country Club Estates

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect, None

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Rd Ste 120, Tucson, AZ 85718

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 918-2409



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Shower Only

Pool: Conventional: No

Laundry: Dryer,Electric Dryer Hookup,Laundry Closet,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Screened

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: None

Neighborhood Feature: Golf,Lake,Paved Street,Pool,Spa

Fireplace Location: Other: Living Room

Assoc Amenities: Pool,Spa/Hot Tub

Fireplace: Wood Burning

Main Heating: Electric,Forced Air

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

Water: City

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Palo Verde **Middle School:** Booth-Fickett Math/Science Magnet
Elementary School: Hudlow

Fees and Taxes

Tax Year: 2023
Association & Fees: HOA Amt (Monthly): \$185

Assoc Fees Includes: Common Area Maint,Street Maint
Association & Fees: HOA Payment Frequency: Semi-Annually

