



\$325,000

**6839 S COTTONTAIL RUN AVE, TUCSON, AZ
85756, USA**

<https://rehomes.us>

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

Well Maintained*Super Clean*Turnkey*Move-in Ready Valencia Reserve Gem. This 2-story has a spacious Master Suite on the 1st Floor along w/a lovely Kitchen, Generous Great Room (big screen TV stays!), Dining, & storage. The 2nd Story has 3 Additional Bedrooms, a Massive 2nd Floor Family Room, Bath, & Laundry (including Washer & Dryer!) Oversized Covered Rear [...]



B Mark Weintraub

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2005

Bathrooms Full: 2

List Number Main: 22413692

Municipality/Zoning: Tucson - R2

Township: 15

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 4679.00 sq ft

MLS #: 22413692

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: Irregular

View: City,Desert,Mountains,Panoramic

Description

Legal Description: Valencia Reserve, Lot 234

Rooms

Sauna Level: Sunnyside

Dining Areas: Breakfast Bar,Dining Area,Great Room

Kitchen Features: Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

Kitchen Features:

Pantry: Closet

Extra Room: Storage

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1850.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile, Laminate

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: Valencia Reserve (1-326)

Landscape - Front: Other: Decorative Gravel, Flower Beds, Low Care, Shrubs, Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Pre-Wired Tele Lines

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf, Desert Plantings, Low Care, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 15

Tax Code: 140-41-3740

Property Disclosures: Insurance Claims History Report, Military Airport Vcty, Public Airport Vcty, Seller Prop Disclosure, Unknown

Road Maintenance: City

Terms: Cash, Conventional

Listing Office

ListingOfficeName: Realpros Real Estate

Listing Office Address: 5907 E. Pima, Tucson, AZ 85712

Listing Member Phone: (520) 891-7070

Listing Office Phone: (520) 323-4577

Listing Office Url:
<http://www.realprosrealestate.com>

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,Primary Downstairs,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: Dryer,Laundry Closet,Washer

Main Cooling: Ceiling Fans,Central Air,Heat Pump

Patio/Deck: Covered,Patio,Paver

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

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Native Plants

Neighborhood Feature: Basketball Court,Park,Paved Street,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: Maintenance,Security

Fireplace: None

Main Heating: Forced Air,Heat Pump

Pool: None

Spa: None, None

Water Heater: Electric

Gas: None

Nearby Schools

High School: Desert View

Middle School: Lauffer

Elementary School: Craycroft

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt (Monthly): \$30

Association & Fees: HOA Payment Frequency: Quarterly

