



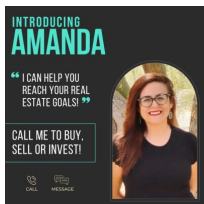
\$295,000

**6860 S COTTONTAIL RUN AVE, TUCSON, AZ
85756, USA**

<https://rehomes.us>

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

Well maintained 3 bedroom 2 bath home in a fantastic location! Just minutes to I10 and Raytheon, close to DMAFB, U of A and downtown. This cozy home is freshly painted, has new carpet, tons of natural light, and all appliances are included! Two living areas, island in the kitchen, 2 full baths, and nice [...]



Amanda Gutierrez

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2005

Days On Market: 20

County: Pima

Lot Acres: 0.10 acres

Lot Dimensions: 48 x 110 x 37 x 110

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 4661.00 sq ft

MLS #: 22409418

Bathrooms Full: 2

List Number Main: 22409418

Municipality/Zoning: Tucson - R2

Township: 15

Description

Legal Description: Valencia Reserve Lot 270

Rooms

Sauna Level: Sunnyside

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal,Island,Refrigerator

Kitchen Features:

Appliance Color: White

Extra Room: None

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1258.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

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: Valencia Reserve (1-326)

Landscape - Front: Other: Decorative Gravel, Shrubs

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 15

Tax Code: 140-41-4100

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA, Submit, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: TEP

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Assessments: \$0

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV, High Speed Internet

Listing Office

ListingOfficeName: Sunset View Realty, LLC

Listing Office Address: 2292 W Magee Rd, Ste 270 Office 5, Tucson, AZ 85742

Listing Member Phone: (520) 282-9213

Listing Office Phone: (520) 401-2600

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

Amenities & Features



Interior Features: Ceiling Fan(s),Dual
Pane Windows

Neighborhood Feature: Sidewalks

Fireplace Location: Other: None

Laundry: Laundry Room

Main Cooling: Central Air

Patio/Deck: Patio

Spa: None, None

Water Heater: Electric

Gas: None

Sewer: Connected

Primary Bathroom Features: Exhaust
Fan,Shower & Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Electric,Heat Pump

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

Water: City

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Sunnyside

Middle School: Lauffer

Elementary School: Craycroft

Fees and Taxes

Tax Year: 2023

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

Association & Fees: HOA Payment Frequency:
Quarterly

