



\$344,900

**6861 E VIA ARROYO LARGO, TUCSON, AZ
85756, USA**

<https://rehomes.us>

Amazing opportunity for move in ready 3 bedroom/2 full bathroom + den 1,625 SqFt split floor plan single story (no stairs/steps) 2019 Meritage Balboa model, modern contemporary energy efficient smart home with attached 438 SqFt finished 2 car garage on premium corner lot. Located across the street from a grassy community park, basketball court and [...]

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



Spirit Messingham

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2019

Days On Market: 2

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 46'x103'x51'x110'

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5401.00 sq ft

MLS #: 22315492

Bathrooms Full: 2

List Number Main: 22315492

Municipality/Zoning: Tucson - PAD-7

Township: 15

Description

Legal Description: La Estancia De Tucson Lot 616

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Freezer,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features: **Countertops:** granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: Borders Common Area,Corner Lot,East/West Exposure,Subdivided

of Carport Spaces: 0.00

Roof: Other: Flat concrete

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary,Modern

Construction Status: Existing

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Construction: Other: Meritage Balboa Mode

Floor covering: Carpet, Ceramic Tile

Floor Covering: Other: 20" rectangle tile

Main House SqFt: 1625.00 sq ft

Stories: One

Fence: Block

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: La Estancia De Tucson (411-664)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Low Care,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, Cable TV,Smart Panel,Smart Thermostat,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: La Estancia

Accessibility Option: None

Section: 19

Tax Code: 141-36-6250

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

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 1650 E River Rd.,
Suite 202, Tucson, AZ 85718

Listing Member Phone: (520) 471-6900

Listing Office Phone: (520) 544-2335

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

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,ENERGY STAR Qualified Windows,Low
Emissivity Windows,Split Bedroom Plan,Walk In
Closet(s),Water Softener

Neighborhood Feature: Basketball Court,Jogging/Bike
Path,Lighted,Park,Paved Street,Pool,Sidewalks,Street
Lights,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: Clubhouse,Park,Pool

Fireplace: None

Main Heating: Forced Air,Natural Gas

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

Primary Bathroom Features:
Double Vanity,Exhaust Fan,Shower
Only

Pool: Conventional: No

Laundry: Dryer,Laundry
Room,Storage,Washer

Main Cooling: Ceiling Fans,Central
Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Empire

Elementary School: Mesquite

Middle School: Desert Sky





Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$55

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

