



\$354,999

**6893 S COTTONTAIL RUN AVE, TUCSON, AZ
85756, USA**

<https://rehomes.us>

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

Owner/Agent. Seller will Accept/Counter offers between 355k-370k. This is the one! Welcome to this fully updated two story ranch style home in the wonderful Valencia Reserve neighborhood. This remodeled home comes with 4 bedrooms, 3 full baths, plus a balcony & upstairs den! On the exterior you'll find manicured landscaping & new exterior paint. Inside [...]



Cristhian Macias Ramos

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 21

County: Pima

Lot Acres: 0.10 acres

Lot Dimensions: Irregular

View: Mountains,Rural,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 4424.00 sq ft

MLS #: 22325166

Bathrooms Full: 3

List Number Main: 22325166

Municipality/Zoning: Tucson - R3

Township: 15

Description

Legal Description: Valencia Reserve lot 246

Rooms

Sauna Level: Sunnyside

Kitchen Features: Pantry: Closet

Extra Room: Other: Panic Room

Extra Room: Den,Storage

Kitchen Features: Countertops: Quartz

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Lazy Susan,Microwave,Refrigerator

Building Details



Lot Features: Adjacent to Wash,East/West Exposure,Elevated Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1935.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Carpet, Concrete

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Ranch

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.

Special Listing Conditions: None

Subdivision Name: Valencia Reserve South (1-315)

Co-op Fee: \$3

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

Direction: S

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Low Care,Shrubs,Trees

Driveway: Paved: Concrete

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA: Yes

Association & Fees: HOA Transfer Fee: \$50

Home Protection: Offered: No

Accessibility Option: None

Assessments: \$0

Section: 15

Community: None

Fire Protection: Included in Taxes

Tax Code: 140-41-3860

Range: 14.00

Property Disclosures: Seller Prop Disclosure

Road Type: Chip/Seal

Road Maintenance: City

Technology: Tile, Alarm System,High Speed Internet,Pre-Wired Sat Dish,Smart Panel

Terms: Cash,Conventional,Seller Concessions,VA

—

Listing Office



ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1730 E River Rd Ste 200, Tucson, AZ 85718

Listing Office Phone: (520) 615-8400

Listing Member Phone: (520) 304-6634

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Dual Flush Toilet,Exhaust Fan,Low Flow Showerhead,Shower Only

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Central Air

Patio/Deck: Balcony,Covered

Spa: None, None

Water Heater: Electric

Gas: Natural

Exterior Features: Solar Screens

Neighborhood Feature: Park,Sidewalks,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: Park

Fireplace: None

Main Heating: Forced Air

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

Water: City

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Desert View

Elementary School: Craycroft

Middle School: Lauffer

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$28

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Quarterly

