



**\$385,000**

## **69 S SHRADER LN, TUCSON, AZ 85748, USA**

<https://rehomes.us>

This desirable 4-bedroom home is located in a quiet neighborhood on the Eastside of Tucson. The split bedroom floor plan offers privacy and space for everyone, while the open kitchen with island and stainless steel appliances is perfect for entertaining. Vaulted ceilings throughout create an airy and spacious feel. Owned solar system (\$20,000 value) save [...]

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



**Diane Aune**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 49 x 109 x 49 x 111

**View:** Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5358.00 sq ft

**MLS #:** 22323404

**Bathrooms Full:** 2

**List Number Main:** 22323404

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** Sonoran Heights II Lot 101

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator,Reverse Osmosis

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details

**Lot Features:** East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1804.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing



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## 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:** Sonoran Heights II (1-123)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 133-48-2290

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Flower Beds,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

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

**Listing Member Phone:** (520) 977-0226

**Listing Office Phone:** (520) 544-2335

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

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## Amenities & Features



**Interior Features:** Cathedral Ceilings,Dual Pane Windows,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location:** **Other:** None

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Alarm Installed,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Solar Screens

**Neighborhood Feature:** Paved Street,Sidewalks

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Soaking Tub

**Pool:** **Conventional:** No

**Green Features:** Solar

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sahuaro

**Middle School:** Gridley

**Elementary School:** Gale

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees:** **HOA Amt (Monthly):** \$20

**Assoc Fees Includes:** Common Area Maint

**Association & Fees:** **HOA Payment Frequency:** Quarterly

