



**\$400,000**

**6955 W FESTIVAL WAY, TUCSON, AZ 85757, USA**

<https://rehomes.us>

The search is finally over! This lovely, 4-bed, 2-bath residence features a stunning, finished & well-lit 3-car garage and a meticulously maintained front yard. The living/dining room showcases high ceilings, a neutral palette, and durable tile flooring. The eat-in kitchen comes with granite counters, abundant wood cabinetry with crown molding, SS appliances, efficient recessed lighting, [...]

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



**Magda Fimbres, PLLC**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2007

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 60-121-76-121

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 8233.00 sq ft

**MLS #:** 22406310

**Bathrooms Full:** 2

**List Number Main:** 22406310

**Municipality/Zoning:** Pima County - SP

**Township:** 15

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## Description

**Legal Description:** Star Valley Block 2 Lot 63

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## Rooms

**Sauna Level:** TUSD

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

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

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

**Extra Room:** Den

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## Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2338.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Ranch

**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:** Star Valley Blk. 2 (212)

**Landscape - Front: Other:** Decorative  
Gravel,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:**  
520-623-2324

**Accessibility Option:** None

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative  
Gravel,Trees

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Star Valley

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-42-1090

**Property Disclosures:** Insurance Claims  
History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 8230 E Broadway Blvd. #W8, Tucson, AZ 85710

**Listing Office Phone:** (520) 618-7331

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Walk In Closet(s)

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Park,Pickleball,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla

**Elementary School:** Vesey

**Middle School:** Valencia

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$0

**Assoc Fees Includes:** Common Area Maint

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

