



**\$375,000**

**6966 W AMARANTE DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Welcome to this delightful abode, ready to offer a unique lifestyle. The interior reveal paints a perfect picture with its fresh paint rendered in a beautiful neutral color scheme that encapsulates the elegance. Culinary enthusiasts will appreciate the fully equipped kitchen boasting a stylish accent backsplash, all stainless steel appliances, and a convenient walk-in pantry [...]

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



**Michelle Holmes**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1996

**Bathrooms Full:** 2

**List Number Main:** 22408985

**Municipality/Zoning:** Marana - F

**Township:** 12

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5480.00 sq ft

**MLS #:** 22408985

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 42x100x59x96

**View:** None

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## Description

**Legal Description:** From Parcel:22625004F /Continental Ranch Parcel 10 Lot 0044

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## Rooms

**Sauna Level:** Marana

**Dining Areas:** Dining Area

**Kitchen Features:** Microwave

**Kitchen Features: Countertops:** Granite Tile

**Extra Room:** None

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1475.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet

**Construction:** Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Modern

**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:** Continental Ranch (1-148)

**Landscape - Front: Other:** Desert Plantings

**Horse Property:** No

**Electric: Electric Company:** Tucson Electric Powe

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$215

**Association & Fees: HOA Telephone:** 5207607793

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, None

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Continental Ranch Co

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-22-0650

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Opendoor Brokerage, LLC

**Listing Office Phone:** (480) 462-5392

**Listing Office Address:** 410 N Scottsdale Road No. 1600, Tempe, AZ 85281

**Listing Member Phone:** (520) 391-9531

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## Amenities & Features



**Exterior Features:** None  
**Neighborhood Feature:** Pool  
**Fireplace Location: Other:** None  
**Laundry:** Laundry Room  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Sewer:** Connected  
**Primary Bathroom Features:** None  
**Pool: Conventional:** Yes  
**Fireplace:** None  
**Main Heating:** Natural Gas  
**Security:** None  
**Water:** City  
**Window Covering:** None  
**Guest Facilities:** None

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## Nearby Schools

**High School:** Marana  
**Elementary School:** Coyote Trail

**Middle School:** Tortolita

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Payment Frequency:**  
Semi-Annually

