



**\$400,000**

## **6979 S CATCHFLY CT, TUCSON, AZ 85756, USA**

<https://rehomes.us>

Community lending program with lower interest rate available. VA assumable loan at 2.5%. Ready to dive in? This backyard is the ultimate party paradise, featuring a Pebble Tec pool and a covered patio with a bar built-in! The fun doesn't stop there - you'll find flagstone and turf, raised garden beds, and even a side [...]

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



**Marsee Wilhems**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2007

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 50.89x110.04x99.46x99.08

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7060.00 sq ft

**MLS #:** 22400322

**Bathrooms Full:** 2

**List Number Main:** 22400322

**Municipality/Zoning:** Pima County - CR4

**Township:** 15

Description

**Legal Description:** Rancho Valencia Lot 202

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** Pantry: Closet

**Extra Room:** Den,Loft

**Kitchen Features:** Countertops: Corian

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range

Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2304.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile, Laminate, Vinyl

**Construction:** Frame - Stucco,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:** Rancho Valencia (1-583)

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-56-2020

**Property Disclosures:** Public Airport Vcty

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 5405 N Oracle Rd, ste 165, Tucson, AZ 85704

**Listing Member Phone:** (520) 885-9000

**Listing Office Phone:** (520) 885-9000

**Listing Office Url:**  
<http://exprealty.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

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

**Assoc Amenities:** Park

**Green Features:** Solar

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

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

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

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

**Fireplace:** None

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Desert View

**Middle School:** Lauffer

**Elementary School:** Craycroft

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees:** HOA Amt (Monthly): \$42

**Assoc Fees Includes:** Common Area Maint

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

