



**\$595,000**

## **6981 E CLL TABARA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Simply Elegant "Riverbend at Sabino Canyon" Luxurious Townhome. Sophisticated Re-Design Concept Created Flowing, Open Spaces. Professional Interior Finishes by Architectural Touch, LLC. Designer Quality Chef's Kitchen Features Sitting Area, Coffee Bar, Breakfast Bar, Marble Backsplash, Large Pantry, Breakfast Nook, etc. Stunning Vaulted Ceiling Great Room w/ Floor to Ceiling Fireplace Accent Wall w/ Sleek Linear [...]

- 2 beds
- 3.00 baths
- Townhouse
- Residential
- Active



**Matthew James**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1985

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 47x110x47x109

**View:** Residential,Wooded

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 5170.00 sq ft

**MLS #:** 22416818

**Bathrooms Full:** 2

**List Number Main:** 22416818

**Municipality/Zoning:** Pima County - CR5

**Township:** 13

Description

**Legal Description:** Riverbend-Sabino Canyon Rd Amended (Townhouses) Lot 73

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Almond

**Appliance Color:** Almond

**Extra Room:** None

**Kitchen Features:** Walk-In

**Dining Areas:** Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator,Wet Bar

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1640.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Patio Home

**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:** Riverbend Sabino Canyon Rd Amd

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Accessibility Option:** None

**Section:** 30

**Attribution Contact:** mjames@longrealty.com

**Tax Code:** 114-35-1810

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 248-7648

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



**Interior Features:** Cathedral Ceilings,High Ceilings 9+,Skylights,Split Bedroom Plan,Vaulted Ceilings,Wet Bar

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Sink

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Gated,Paved Street

**Fireplace Location: Other:** Living Room

**Assoc Amenities:** Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air,Heat Pump

**Security:** Alarm Installed,Gated

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Fruchthendler

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Front Yard Maint,Garbage Collection,Gated Community,Sewer,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$395 **Association & Fees: HOA Payment Frequency:** Monthly

