



**\$269,900**

## **7050 E SUNRISE DR, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Private second floor corner unit condo with breathtaking mountain views in the gated community of Pinnacle Canyon. This charming remodeled Northern Tucson property is being sold fully furnished and features an open floor plan with an abundance of natural light, HVAC & water heater replaced in 2022, romantic wood burning fireplace, custom shower, kitchen with [...]

- 1 bed
- 1.00 bath
- Condominium
- Residential
- Active



**James Servoss**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1996

**Days On Market:** 16

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Condo

**View:** Mountains,Residential,Sunset

**Type:** Condominium

**Bedrooms:** 1 bed

**Lot size:** 871.00 sq ft

**MLS #:** 22403010

**Bathrooms Full:** 1

**List Number Main:** 22403010

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

**Township:** 13

Description

**Legal Description:** Pinnacle Canyon Condominium BLDG 12 unit 133 see restriction for carport / garage assn

Rooms

**Sauna Level:** Catalina Foothills

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

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** Tile

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

**Extra Room:** Storage

Building Details



**Lot Features:** Borders Common Area,Corner Lot,Hillside Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 732.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Detached

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** Existing

---

## 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:** Pinnacle Canyon Condominium

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-15-774A

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Pinnacle Canyon

**Home Protection: Plan By:** American Home Shield

**Driveway:** None

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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



---

## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520)  
615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson,  
AZ 85718

**Listing Member Phone:** (800)  
635-7882

---

## Units Information

**Unit Level:** 2

---

## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust  
Fan,Shower Only

**Pool: Conventional:** No

**Assoc Amenities:**  
Clubhouse,Maintenance,Pool,Recreation  
Room,Spa/Hot Tub

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Security:** Gated,Smoke Detector(s)

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ

**Neighborhood Feature:** Athletic  
Facilities,Exercise  
Facilities,Gated,Lighted,Pool,Rec  
Center,Sidewalks,Spa

**Fireplace Location: Other:** Family Room

**Spa: Other:** Community

**Laundry:** Dryer,Laundry Closet,Washer

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

**Patio/Deck:** Balcony,Covered

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools



**High School:** Catalina Fthls  
**Elementary School:** Canyon View

**Middle School:** Esperero Canyon

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Garbage Collection,Gated Community,Pest Control,Roof Repair,Roof Replacement,Street Maint
<b>Association &amp; Fees:</b> <b>HOA Amt (Monthly):</b> \$203.13	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

