



**\$340,000**

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

<https://rehomes.us>

Discover the epitome of sophisticated living. Beautifully appointed condo nestled in the coveted community of Pinnacle Canyon in Tucson's picturesque Foothills. This stunning 3-bedroom, 2-bathroom unit offers a seamless blend of comfort, style, and convenience. The updated kitchen features tile countertops, stainless steel appliances & ample cabinetry. Enjoy your morning coffee or evening sunsets on [...]

- 3 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Robin Alvarez**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1996  
**Bathrooms Full:** 2  
**List Number Main:** 22413225  
**Municipality/Zoning:** Pima County - TR  
**Township:** 13

**Type:** Condominium  
**Bedrooms:** 3 beds  
**Lot size:** 653.00 sq ft  
**MLS #:** 22413225  
**County:** Pima  
**Lot Acres:** 0.01 acres  
**Lot Dimensions:** 13 x 50  
**View:** None

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## Description

**Legal Description:** From Parcel:11415827A /Pinnacle Canyon Condominium Bldg 17 Unit 186  
See Restriction For Carport/Garage Assn

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## Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Refrigerator

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Storage

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## Building Details

**Lot Features:** Subdivided  
**# of Carport Spaces:** 1.00  
**Basement:** No  
**Main House SqFt:** 1287.00 sq ft  
**Stories:** Two  
**Fence:** None

**Garage/Carport Feat:** Additional Carport  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 0.00  
**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:** Pinnacle Canyon Condominium

**Landscape - Front:** **Other:** None

**Horse Property:** No

**Electric:** **Electric Company:** TEP

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-15-827B

**Property Disclosures:** 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:** None

**Subdivision Restrict:** **Age Restrictions:** No

**Home Protection:** **Offered:** No

**Driveway:** None

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

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

**Listing Member Phone:** (520) 202-6537

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

**Listing Office Url:**  
<http://www.1kwsa.com>

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## Units Information

**Unit Level:** 1



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## Amenities & Features

<b>Interior Features:</b> Split Bedroom Plan	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Gated,Pool,Rec Center,Sidewalks,Spa,Walking Trail
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Pool,Recreation Room,Spa/Hot Tub
<b>Laundry:</b> Laundry Closet	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Electric,Forced Air
<b>Patio/Deck:</b> Covered	<b>Security:</b> None
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Electric	<b>Window Covering:</b> Some
<b>Gas:</b> None	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Esperero Canyon
<b>Elementary School:</b> Canyon View	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Garbage Collection,Gated Community,Pest Control,Roof Repair,Roof Replacement,Sewer,Street Maint
<b>Association &amp; Fees:</b> HOA Amt (Monthly): \$191	<b>Association &amp; Fees:</b> HOA Payment Frequency: Monthly

