



**\$314,900**

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

<https://rehomes.us>

Private fully furnished Catalina Foothills condo overlooking a grassy wash and mountain views in the gated resort style community of Pinnacle Canyon. This ground floor corner unit property is being sold completely turnkey and features an open split bedroom floor plan with an abundance of natural light, covered screened in North facing patio, kitchen w/ [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**James Servoss**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1996  
**Days On Market:** 14  
**County:** Pima  
**Lot Acres:** 0.02 acres  
**Lot Dimensions:** Condo  
**View:** Mountains,Panoramic,Residential

**Type:** Condominium  
**Bedrooms:** 2 beds  
**Lot size:** 1048.00 sq ft  
**MLS #:** 22416813  
**Bathrooms Full:** 2  
**List Number Main:** 22416813  
**Municipality/Zoning:** Pima County - TR  
**Township:** 13

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## Description

**Legal Description:** Pinnacle Canyon Condominium BLDG 6 unit 53 see restriction for carport / garage assn

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## Rooms

**Sauna Level:** Catalina Foothills

**Kitchen Features:** **Pantry:** Cabinet

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

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

**Kitchen Features:**  
**Countertops:** Granite  
**Kitchen Features:**  
**Appliance Color:** White  
**Extra Room:** Storage

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## Building Details



**Lot Features:** Adjacent to Wash,Borders Common Area,Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1048.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Detached

**Floor covering:** Carpet, Ceramic Tile

**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,Grass,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$155

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-15-694A

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Road Type:** Paved

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



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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

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

**Fireplace Location: Other:** None

**Spa: Other:** Community

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

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

**Patio/Deck:** Covered,Patio,Screened

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower  
& Tub

**Pool: Conventional:** No

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

**Fireplace:** None

**Main Heating:** Electric,Forced Air

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

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools



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

**Middle School:** Esperero Canyon

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## 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> \$287.85	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

