



**\$264,900**

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

<https://rehomes.us>

Private fully furnished second floor condo overlooking natural desert landscaping in the gated resort style community of Pinnacle Canyon Condos. This charming corner unit property is being sold completely turnkey and features an open floor plan with an abundance of natural light, remodeled eat-in kitchen with stainless steel appliances & granite counters, HVAC system replaced [...]

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



**James Servoss**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1996

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Condo

**View:** Desert

**Type:** Condominium

**Bedrooms:** 1 bed

**Lot size:** 871.00 sq ft

**MLS #:** 22313004

**Bathrooms Full:** 1

**List Number Main:** 22313004

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

**Township:** 13

Description

**Legal Description:** Pinnacle Canyon Condominium BLDG 9 unit 102 see restriction for carport / garage assn

Rooms

**Sauna Level:** Catalina Foothills

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

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

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

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** Storage

Building Details



**Lot Features:** Borders Common Area,Corner Lot,Previously Developed,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 732.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Detached

**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:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-15-743A

**Property Disclosures:** Insurance Claims History Report,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:** Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Age Restrictions:** No

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

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**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:** 1745 E. River Rd., Suite 245, Tucson, AZ 85718

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

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

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Furnished,High Ceilings 9+,Storage,Walk In Closet(s)

**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

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

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** BBQ

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Lighted,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:** Balcony,Covered

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None





## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**Elementary School:** Canyon View



## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** 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

**Association & Fees:**  
**HOA Amt (Monthly):**  
\$197.21

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

