



**\$309,900**

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

<https://rehomes.us>

Spacious remodeled second floor condo & garage (#53) overlooking breathtaking Catalina Mountain views in one of the best locations in the gated community of Pinnacle Canyon. This charming Northern Tucson property has easy access to the HOA amenities and features a covered North facing patio, open split bedroom floor plan with an abundance of natural [...]

- 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:** 76

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** Condo

**View:** Mountains,Panoramic,Residential,Sunrise

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1048.00 sq ft

**MLS #:** 22308233

**Bathrooms Full:** 2

**List Number Main:** 22308233

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

**Township:** 13

Description

**Legal Description:** Pinnacle Canyon Condominium BLDG 16 unit 174 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:** Tile

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** Storage

Building Details



**Lot Features:** Adjacent to Wash,Corner Lot,North/South Exposure,Previously Developed,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1048.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 1.00

**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:** Grass,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 18

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$144

**Association & Fees: HOA Telephone:** 520-219-4520

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-15-815A

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional



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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,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

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

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

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

**Spa: Other:** Community

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

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

**Fireplace:** See Remarks

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

**Main Heating:** Electric,Forced Air

**Patio/Deck:** Balcony,Covered

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

**Water:** City

**Water Heater:** Electric

**Window Covering:** Stay

**Gas:** None

**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):**  
\$279.47

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

