



**\$495,000**

**7065 W LONE FLOWER DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

- 4 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

This 4-bedroom, 2-bathroom residence boasts numerous modern updates. Recent enhancements include new tiling in living room / great room, and den ,and new carpeting in all 4 bedrooms. Furthermore, the home is equipped with new ceiling fans, and interior blinds. The other upgrades consist of a 2021 water heater and a brand-new AC/HVAC unit installed [...]



**Samantha Frederick**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 31

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 61'X94'X11'X82'X110'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7971.00 sq ft

**MLS #:** 22413395

**Bathrooms Full:** 2

**List Number Main:** 22413395

**Municipality/Zoning:** Marana - F

**Township:** 12

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## Description

**Legal Description:** From Parcel 22121130D/Amber crest Lot 111

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## Rooms

**Sauna Level:** Marana

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

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis

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

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

**Extra Room:** Den

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## Building Details



**Lot Features:** Corner Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Wood gates

**Main House SqFt:** 2338.00 sq ft

**Stories:** One

**Fence:** Block

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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:** Amber Crest (1-123)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Continental Reserve

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** Continental Reserve

**Tax Code:** 221-27-3840

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

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,Submit,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-742-5674

**Accessibility Option:** None

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Pre-Wired Srnd Snd,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250, Tucson, AZ 85718

**Listing Member Phone:** (520) 907-1349

**Listing Office Phone:** (520) 577-7433

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

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## Units Information



Unit Level: 1

Amenities & Features

- Interior Features:** Ceiling Fan(s),High Ceilings 9+,Split Bedroom Plan,Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Water: Other:** Marana Water

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Window Covering:** Some

**Guest Facilities:** None
- Exterior Features:** None

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Gas Dryer Hookup,Laundry Room,Washer

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

**Patio/Deck:** Covered

**Security:** Alarm Installed,Carbon Monoxide Detectors,Wrought Iron Security Door

**Water Heater:** Natural Gas

**Gas:** Natural

Nearby Schools

- High School:** Marana

**Elementary School:** Coyote Trail
- Middle School:** Marana

Fees and Taxes

- Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$34
- Assoc Fees Includes:** None

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

