



**\$320,000**

## **7067 S GULL LN, TUCSON, AZ 85756, USA**

<https://rehomes.us>

Introducing updated and spacious 3-bedroom, 2.5-bath two-story residence in the coveted Julian Ranch community. This home includes a 2-car garage, providing secure parking and extra storage space. Throughout the house, ceiling fans and blinds ensure comfort and privacy. Conveniently located near Davis Monthan, Raytheon, and with easy access to I-10.

- 3 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Christopher Schmitz**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2004

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.09 acres

**Lot Dimensions:** 42 X 90

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 3790.00 sq ft

**MLS #:** 22316809

**Bathrooms Full:** 2

**List Number Main:** 22316809

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** Julian Ranch Lot 45

Rooms

**Sauna Level:** Sunnyside

**Kitchen Features:** Pantry: Closet

**Dining Areas:** Breakfast Bar,Great Room

**Extra Room:** None

**Kitchen Features:** Exhaust Fan,Garbage Disposal,Gas Range

Building Details

**Lot Features:** East/West Exposure

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

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 1627.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Two

**Style:** Contemporary

**Fence:** Block

**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:** Julian Ranch (1-104)

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 140-37-4210

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 370-2101

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Sidewalks,Street Lights,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** Carbon Monoxide Detectors

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Desert View

**Middle School:** Lauffer

**Elementary School:** Craycroft

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$22.60

