



**\$355,000**

**7071 W KAMELIK PL, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Welcome to your new oasis in Continental Ranch, where modern luxury meets unparalleled community amenities! This stunning home boasts an HVAC system installed in July 2023, ensuring year-round comfort & efficiency. Entertain in style with a beautifully remodeled kitchen featuring elegant quartz countertops, gas stainless steel appliances & custom cabinetry with soft-close & custom lighting [...]

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



**Danae Jackson**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 57x119x56x113

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6534.00 sq ft

**MLS #:** 22324100

**Bathrooms Full:** 2

**List Number Main:** 22324100

**Municipality/Zoning:** Marana - F

**Township:** 12

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## Description

**Legal Description:** Continental Ranch Parcel 9 Lot 101

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## Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Nook, Formal Dining Room

**Kitchen Features:** Dishwasher, Exhaust Fan, Garbage Disposal, Gas Range, Island, Microwave, Refrigerator

**Kitchen Features:**  
**Countertops:** Quartz

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

**Extra Room:** None

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## Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1630.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Continental Ranch Parcel 9

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-22-4150

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High  
Speed Internet,Telephone

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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) 940-3463

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

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

**Amenities & Features**

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

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Park,Paved Street,Pool,Rec Center,Sidewalks,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Backyard

**Water: Other:** Marana Water

**Assoc Amenities:** Clubhouse,Park,Pool,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** Firepit

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Sewer:** Connected

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

**Main Cooling: Other:** July 2023

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**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):** \$27

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:** Semi-Annually

