



**\$390,000**

## **712 S ERIN AVE, TUCSON, AZ 85711, USA**

<https://rehomes.us>

3 BED 2 BATH WITH IN GROUND POOL REFLECTS A REAL PRIDE OF OWNERSHIP.JUST PAINTED IN AND OUT NEW FLOORING NEW CUSTOM BATHROOMS, NEW CUSTOM KITCHEN GRANET COUNTER TOPS, NEW DUAL PANE WINDOWS, 5 YEAR OLD AC. SEPARATE LIVING ROOM, FAMILY ROOM AND AZ ROOM OFF POOL. COULD BE USED AS HOME OFFICE. JUST MINUTES [...]

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



**John Contreras**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1954

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** IRREGULAR

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10062.00 sq ft

**MLS #:** 22317691

**Bathrooms Full:** 2

**List Number Main:** 22317691

**Municipality/Zoning:** Tucson - R1

**Township:** 14

Description

**Legal Description:** THOREAU LOT 20 BLK 1

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Formal Dining Room,Great Room

**Extra Room:** Arizona Room,Bonus Room

**Kitchen Features:** Gas Range,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1501.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Vinyl

**Construction:** Concrete Block,Wood Frame

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing



---

## 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:** Thoreau Addition

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,Telephone

**Special Listing Conditions:** No SPDS,None

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 126-19-0640

**Property Disclosures:** Lead-Based Paint,Military Airport Vcty,Public Airport Vcty

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA

---

## Listing Office

**ListingOfficeName:** CASAS Real Estate LLC

**Listing Office Address:** 3390 N. Campbell Ave, Suite 100, Tucson, AZ 85719

**Listing Member Phone:** (520) 822-4529

**Listing Office Phone:** (520) 329-5850

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

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Walk-in Tub

**Pool: Conventional:** Yes

**Laundry:** Dryer,Gas Dryer Hookup,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Dog Run

**Neighborhood Feature:** Park

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** University

**Middle School:** Vail

**Elementary School:** Bonillas

---

## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

