



\$575,000

**7150 E RIVER CANYON RD, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

This remarkable Foothills home is nestled in the desirable Sabino Vista Community and offers 3 generously sized bedrooms and 2 bathrooms. You'll fall in love with the engineered wood flooring and stunning wood beams that accentuates its charm. Relax in the living room in front of the cozy fireplace and entertain guests in the beautiful [...]



Lawrence Grabell

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1984

Days On Market: 5

County: Pima

Lot Acres: 0.26 acres

Lot Dimensions: 66x147x78x146

View: Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 11282.00 sq ft

MLS #: 22408236

Bathrooms Full: 2

List Number Main: 22408236

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Sabino Vista Village (1-53)

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Nook, Formal Dining Room

Kitchen Features: Convection Oven, Dishwasher, Electric Oven, Garbage Disposal, Induction Cooktop, Microwave, Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features:
Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Floor covering: Carpet, Engineered Wood, Mexican Tile

Construction: Slump Block

of Garage Spaces: 2.00

Style: Territorial

Construction Status: Existing

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

Roof: Other: combo

Basement: No

Main House SqFt: 2546.00 sq ft

Stories: One

Fence: Block

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: Sabino Vista Village (1-53)

Landscape - Front: Other: Desert Plantings,Graded,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$40

Association & Fees: HOA Telephone: 520-742-3018

Accessibility Option: None

Section: 29

Fire Protection: None

Range: 15.00

Road Type: Paved

Technology: Built-Up - Reflect,Tile, Alarm System,Cable TV,Intercom

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sabino Vista Village

Home Protection: Offered: No

Assessments: \$0

Community: Sabino Vista

Tax Code: 114-37-3410

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,Submit,VA



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No.
101, Tucson, AZ 85718

Listing Member Phone: (520) 850-6494

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Exposed
Beams,Foyer,High Ceilings 9+,Insulated Windows,Split
Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water
Purifier,Water Softener,Whl Hse Air Filt Sys

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust
Fan,Shower Only

Pool: Conventional: No

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

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Paver

Security: Alarm Installed,Smoke Detector(s),Wrought Iron
Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Shed

Neighborhood Feature: Pool,Rec
Center,Spa

Fireplace Location: Other: Living
Room

Assoc Amenities: Pool,Spa/Hot
Tub

Fireplace: Gas

Main Heating: Forced Air,Natural
Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural





Nearby Schools

High School: Sabino

Elementary School: Whitmore

Middle School: Magee



Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Front Yard Maint

Association & Fees: HOA Amt (Monthly): \$176

Association & Fees: HOA Payment Frequency: Quarterly

