



**\$395,000**

## **7185 S VIA GAUCHO VIEJO, TUCSON, AZ 85756, USA**

<https://rehomes.us>

Assumable FHA 3.75% rate and \$5,000 in seller concessions towards closing costs are just some of the highlights that welcome you home to your 4 bedroom, 3 bathroom, 2021-built single-story retreat located in the award winning Vail School District. A flexible floorplan with 2,027 square feet of living space, offers plenty of options for your [...]

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



**John DeLalla**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2021

**Days On Market:** 26

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 115' x 45'

**View:** Residential,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5184.00 sq ft

**MLS #:** 22405140

**Bathrooms Full:** 3

**List Number Main:** 22405140

**Municipality/Zoning:** Tucson - PAD-7

**Township:** 15

Description

**Legal Description:** La Estancia De Tucson Block E Lot 71

Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Energy Star Qualified Freezer,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Microwave,Refrigerator

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

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

**Extra Room:** Office

Building Details



**Lot Features:** Borders Common Area,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2027.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Modern

**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:** La Estancia De Tucson (1-330)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** La Estancia

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 18

**Tax Code:** 141-42-0710

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

**Road Maintenance:** City

**Terms:** Assumption,Cash,Conventional,FHA,Seller Concessions,Submit,VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Sprinkler/Drip,Trees,Vegetable Garden

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$189

**Association & Fees: HOA Telephone:** 5204485300

**Accessibility Option:** Door Levers,Wide Hallways

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 477-9524

**Listing Office Phone:** (520) 290-2335

**Listing Office Url:** <https://www.tierraantigua.com/>



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Athletic Facilities,Basketball Court,Exercise Facilities,Jogging/Bike Path,Park,Paved Street,Pickleball,Pool,Sidewalks,Walking Trail	<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Park,Pickleball,Pool	<b>Laundry:</b> Gas Dryer Hookup,Laundry Room
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Gas Pac,Heat Pump,Natural Gas	<b>Patio/Deck:</b> Covered,Patio
<b>Security:</b> Carbon Monoxide Detectors,Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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# Nearby Schools

<b>High School:</b> Vail Dist Opt	<b>Middle School:</b> Desert Sky
<b>Elementary School:</b> Mesquite	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$63	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

