



\$1,275,000

726 N TREAT AVE, TUCSON, AZ 85716, USA

<https://rehomes.us>

Grand historic, brick Tudor in Sam Hughes, walled-in, private, .42 acre lot. Showpiece, open, Living Rm w/ Dutch Hip, 12' ceiling & FP & sep, inviting den/sitting rm. Large dining rm area w/French drs. to colorful, courtyard patio. Spacious, remodeled kitchen. Original wood floors. Primary Suite w/dressing rm & 2nd, large br & guest ba [...]

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



Richard Kenney

Basics



Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 4 beds
Bathrooms: 4.00 baths	Lot size: 18252.00 sq ft
Year built: 1930	MLS #: 22314364
Bathrooms Full: 3	County: Pima
List Number Main: 22314364	Lot Acres: 0.42 acres
Municipality/Zoning: Tucson - R1	Lot Dimensions: 90 x 201 x 92 x 200
Township: 14	View: Mountains,Residential

Description

Legal Description: Morning side Amended & Resub Lots 8 & 9 & the 20' former alley Blk 3

Rooms

Sauna Level: TUSD	Kitchen Features: Pantry: Cabinet
Kitchen Features: Appliance Color: Black	Dining Areas: Breakfast Bar,Dining Area,Great Room
Extra Room: Den,Library,Loft,Office,Storage	Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Electric Range,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Building Details



Lot Features: Adjacent to Alley,Dividable Lot,East/West Exposure,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: Yes

Construction: Brick

of Garage Spaces: 3.00

Fence: Block,Stucco Finish

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener,Separate Storage Area,Tandem Garage,Utility Sink

Floor covering: Carpet, Ceramic Tile, Concrete, Wood

Style: Other: Tudor

Main House SqFt: 3737.00 sq ft

Stories: Two

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: Morning Side Amd Rusub

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

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Low Care,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Built-Up - Reflect,Shingle, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Srnd Snd,Pre-Wired Tele Lines

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: Yes

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Circular

Section: 8

Attribution Contact:
520-907-3480

Tax Code: 125-03-054A

Property Disclosures: Insurance Claims History Report,Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Phone: (520)
918-2400

Listing Office Address: 1880 E River Road, Suite 120,
Tucson, AZ 85718

Listing Member Phone: (520)
907-3480

Units Information

Unit Level: 2

Amenities & Features

Interior Features: Ceiling Fan(s),Dual
Pane Windows,ENERGY STAR Qualified
Windows,Exposed Beams,Foyer,Garden
Window,High Ceilings 9+,Primary
Downstairs,Skylights,Split Bedroom
Plan,Storage,Vaulted Ceilings,Walk In
Closet(s),Wine Cellar,Workshop

Sewer: Connected

Primary Bathroom Features: Exhaust
Fan,Jetted Tub,Shower & Tub

Pool: Conventional: Yes

Fireplace: Bee Hive,Wood Burning

Main Heating: Forced Air,Natural
Gas,Zoned

Security: Alarm Installed,Alarm
Leased,Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ-Built-In,Courtyard,Native
Plants,Outdoor Kitchen,Shed

Neighborhood Feature: Basketball
Court,Historic,Park,Paved
Street,Pickleball,Pool,Sidewalks,Tennis Courts

Fireplace Location: Other: Living Room,Patio

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Central Air,Dual,Zoned

Patio/Deck: Balcony,Covered,Deck,Patio

Spa: Hot Tub, Hot Tub

Water Heater: Natural Gas

Gas: Natural



Nearby Schools

High School: Tucson

Elementary School: Sam Hughes

Middle School: Mansfeld

Fees and Taxes

Tax Year: 2022

