



\$565,000

**7221 E RIVER CANYON WAY, TUCSON, AZ
85750, USA**

<https://rehomes.us>

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

Gorgeous Foothills home with lovely mountain views located on a large cul-de-sac lot! Enter the inviting Great Room featuring an amazing rock fireplace, high beamed ceilings & clearstory windows, providing lots of natural light. Snuggle up to the fireplace in the spacious primary bedroom, which easily accommodates a king size bed. Primary bathroom includes a [...]



Patty Umphres

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1978

Days On Market: 22

County: Pima

Lot Acres: 0.53 acres

Lot Dimensions: irregular

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 23087.00 sq ft

MLS #: 22325246

Bathrooms Full: 2

List Number Main: 22325246

Municipality/Zoning: Pima County - CR4

Township: 13

Description

Legal Description: Sabino Vista Village Resub Lot 22

Rooms

Sauna Level: TUSD

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

Kitchen Features: Dishwasher,Electric Oven,Garbage Disposal,Microwave

Kitchen Features: **Pantry:** Closet

Extra Room: Storage

Building Details

Lot Features: Cul-De-Sac,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2554.00 sq ft

Stories: One

Fence: Masonry

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

Floor covering: Carpet, Ceramic Tile, Concrete

Construction: Slump Block

of Garage Spaces: 2.00

Style: Territorial

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: Sabino Vista Village (1-53)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,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: \$480

Home Protection: Offered: Yes

Accessibility Option: None

Section: 29

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Built-Up, Alarm System

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

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

Home Protection: Plan By: AHS

Assessments: \$0

Community: Sabino Vista

Tax Code: 114-37-3330

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Long Realty Company

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

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 272-9144



Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Skylights,Walk In Closet(s),Wet Bar

Sewer: Connected

Primary Bathroom Features: Bidet,Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s)

Pool: Conventional: No

Laundry: Laundry Room,Sink,Storage

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Ramada

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: Plantation Shutters

Neighborhood Feature: Pool,Rec Center,Spa

Fireplace Location: Other: Great Room,Primary Bedroom

Assoc Amenities: Pool,Recreation Room,Spa/Hot Tub

Fireplace: Wood Burning

Main Heating: Electric,Forced Air

Security: Alarm Installed

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Sabino

Elementary School: Whitmore

Middle School: Magee

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Payment Frequency: Quarterly

Association & Fees: HOA Amt (Monthly): \$160

