



\$550,000

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

<https://rehomes.us>

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

Welcome to your captivating Foothills retreat, where stunning mountain views embrace this spectacular residence set on an expansive cul-de-sac lot! As you step inside, the allure of the Great Room unfolds, boasting an enchanting rock fireplace, lofty beamed ceilings, and clear story windows that dance with natural light, creating an ambiance of warmth and sophistication. [...]



Patty Umphres

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1978

Days On Market: 14

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 #: 22400529

Bathrooms Full: 2

List Number Main: 22400529

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

