



**\$255,000**

## **7255 E SNYDER RD, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Great location in the Catalina Foothills school district! 2 bedroom 2 bathroom condominium located in the gated community of The Villas at Sabino Canyon. Second floor unit that has been well maintained, light and bright, clean and updated. Granite counter tops, ceiling fans, stainless appliances and newer flooring. Private patio overlooks mature vegetation. Community has [...]

- 2 beds
- 2.00 baths
- Condominium
- Residential
- Active



**Tina Baba**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** irregular

**View:** Mountains,Sunset

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 1013.00 sq ft

**MLS #:** 22409450

**Bathrooms Full:** 2

**List Number Main:** 22409450

**Municipality/Zoning:** Pima County - TR

**Township:** 13

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## Description

**Legal Description:** VILLAS AT SABINO CANYON CONDOMINIUMS BLDG 3 UNIT 3204 & 1 ICEP PARKING UNIT

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## Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Dining Area

**Extra Room:** Storage

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Range,Microwave,Refrigerator

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## Building Details

**Lot Features:** Borders Common Area

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 978.00 sq ft

**Stories:** Two

**Fence:** None

**Garage/Carport Feat:** Detached

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**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:** Villas at Sabino Canyon Condominiums

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-66-0340

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash, Conventional, FHA, VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Smart Thermostat

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 918-4829

**Listing Office Phone:** (520) 918-4800

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

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## Units Information

**Unit Level:** 2



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Split Bedroom Plan	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Exercise Facilities,Paved Street,Pool,Spa	<b>Primary Bathroom Features:</b> Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Pool,Recreation Room,Spa/Hot Tub	<b>Laundry:</b> Dryer,Laundry Closet,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Electric,Forced Air	<b>Patio/Deck:</b> Balcony
<b>Pool:</b> None	<b>Security:</b> None
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Electric	<b>Window Covering:</b> None
<b>Gas:</b> None	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Catalina Fthls	<b>Middle School:</b> Esperero Canyon
<b>Elementary School:</b> Canyon View	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Garbage Collection,Sewer,Street Maint,Water
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$305	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

