



**\$250,000**

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

<https://rehomes.us>

Popular resort-style community in the Catalina Foothills offering a sparkling pool, spa, & fitness center! This 2 bedroom 2 bath condo is on the second floor with views overlooking a green belt and amazing views of the Catalina. Primary bedroom has mountain views and is an ensuite offers a spacious closet & tub and shower. [...]

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



**Edgar Turk**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.02 acres

**Township:** 13

**Type:** Condominium

**Bedrooms:** 2 beds

**Lot size:** 871.00 sq ft

**MLS #:** 22322439

**Bathrooms Full:** 2

**List Number Main:** 22322439

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

**View:** Mountains

## Description

**Legal Description:** Villas at Sabino Canyon Condo Bdg 2 unit 2204 & 1Lcep Parking unit & .646% int

## Rooms

**Sauna Level:** Catalina Foothills

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

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

**Extra Room:** Storage

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 978.00 sq ft

**Stories:** Two

**Fence:** None

**Garage/Carport Feat:** Additional Carport

**Floor covering:** Carpet, 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:** None

**Horse Property:** No

**Electric: Electric Company:** Tep

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$200

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-66-0220

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

**Road Maintenance:** HOA

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Tangible Wealth A Luxury Real Estate Company

**Listing Office Address:** 5425 N Kolb Rd #113, Tucson, AZ 85750

**Listing Member Phone:** (520) 906-6100

**Listing Office Phone:** (520) 600-3434

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

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## Units Information



**Unit Level:** 2

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Exercise Facilities,Gated,Lighted,Paved Street,Sidewalks,Spa
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower & Tub	<b>Fireplace Location: Other:</b> Living Room
<b>Pool: Conventional:</b> Yes	<b>Laundry:</b> Laundry Closet
<b>Fireplace:</b> Wood Burning	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Electric	<b>Patio/Deck:</b> Balcony,Covered
<b>Security:</b> Gated,Security Lights	<b>Spa:</b> Conventional, Conventional
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<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> 2022	<b>Assoc Fees Includes:</b> Common Area Maint,Front Yard Maint,Garbage Collection,Gated Community,Roof Repair,Sewer,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$265	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

