



\$520,000

7262 E SHORELINE DR, TUCSON, AZ 85715, USA

<https://rehomes.us>

Located in the Estate at River Ranch community, this spacious home has 2,550 square foot of living space. Once inside, you'll see the high vaulted ceiling with a floorplan that offers 2 gas fireplaces, 4 spacious bedroom with all new carpets, 2 full bathrooms, a 2 car garage, formal living area, formal dining area, and [...]

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



Johnny Nguyen

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1992

Days On Market: 18

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 71 x 101 x 75 x 102

View: None

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7449.00 sq ft

MLS #: 22324986

Bathrooms Full: 2

List Number Main: 22324986

Municipality/Zoning: Tucson - R2

Township: 13

Description

Legal Description: ESTATES AT RIVER RANCH LOT 0054

Rooms

Sauna Level: TUSD

Kitchen Features:
Appliance Color: Stainless

Extra Room: None

Kitchen Features: Pantry: Cabinet

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

Kitchen Features: Dishwasher,Electric Range,Microwave,Refrigerator

Building Details

Lot Features: Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2550.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

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: Estates At River Ranch (1-78)

Landscape - Front: Other: Desert Plantings,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Desert Plantings,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: AAA Management

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 114-47-3820

Property Disclosures: Military Airport Vcty

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$250

Association & Fees: HOA Telephone: 520-269-6134

Accessibility Option: None

Section: 32

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Listing Office

ListingOfficeName: Realty Executives Arizona Terr

Listing Office Address: 6444 E Tanque Verde Rd,
Tucson, AZ 85715

Listing Member Phone: (480) 570-4181

Listing Office Phone: (520)
207-0903

Listing Office Url:
www.RealtyExAz.com



Amenities & Features

Interior Features: Ceiling Fan(s),Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only,Soaking Tub

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Jogging/Bike Path,Sidewalks

Fireplace Location: Other: Family Room,Living Room

Assoc Amenities: None

Fireplace: Gas

Main Heating: Natural Gas

Security: None

Water: City

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Sabino

Middle School: Magee

Elementary School: Fruchthendler

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$163

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Quarterly

