



**\$400,000**

## **7271 E ROSSLARE DR, TUCSON, AZ 85715, USA**

<https://rehomes.us>

Breathtaking mountain views greet you as you enter this townhome nestled on a cul-de-sac in the Villages at Rancho Del Rio. No neighbors behind you, just panoramic Catalina Mountain views! Sparkling, clean, and freshly painted interior and exterior. No popcorn ceilings. Neutral color palette, easy care travertine-look ceramic tile throughout w/ brand new luxury plush [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Nora Kuehl**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1986

**Bathrooms Full:** 2

**List Number Main:** 22317923

**Municipality/Zoning:** Tucson - R2

**Township:** 13

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 3734.00 sq ft

**MLS #:** 22317923

**County:** Pima

**Lot Acres:** 0.09 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic

## Description

**Legal Description:** The Villages at Rancho Del Rio Village 1 Lot 27

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Dining Area,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Warming Drawer

**Kitchen Features:**  
**Countertops:** Formica

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details



**Lot Features:** Adjacent to Wash,Borders  
Common Area,Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1447.00 sq ft

**Stories:** One

**Fence:** Stucco Finish,View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Patio Home

**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:** Villages At Rancho Del Rio 1

**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:** \$250

**Association & Fees: HOA Telephone:** (520) 269-6134

**Home Protection: Plan By:** AHS

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:**  
AAA Mgt Solutions

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 32

**Attribution Contact:** (520)  
982-0221

**Tax Code:** 114-47-2880

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Tile,  
Alarm System



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520)  
918-2400

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

**Listing Member Phone:** (520)  
982-0221

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Skylights,Walk In  
Closet(s),Water Softener,Wet Bar

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust  
Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Dryer,In Kitchen,Laundry Closet,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Pool,Spa,Walking  
Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Alarm Installed,Wrought Iron  
Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Fruchthendler

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## Fees and Taxes



**Tax Year:** 2022

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

**Assoc Fees Includes:** Common Area Maint,Front Yard Maint,Street Maint

**Association & Fees: HOA Payment Frequency:** Quarterly

