



**\$333,000**

**7272 W MAPLE RIDGE DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

Nicely Updated Continental Ranch Home with Spacious Back Yard! Home features open Family Room with soaring vaulted ceilings, beautiful engineered wood floors, 2 inch wood blinds, custom paint colors, lots of ceiling fans throughout, downstairs half guest bathroom, and much more. Second Family Room has cozy fireplace with custom stone mantle. Updated Kitchen offers granite [...]

- 3 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Jeff Lemcke**



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# Basics

|   |   |
|---|---|
| <b>Category:</b> Residential                            | <b>Type:</b> Single Family Residence    |
| <b>Status:</b> Active                                   | <b>Bedrooms:</b> 3 beds                 |
| <b>Bathrooms:</b> 3.00 baths                            | <b>Lot size:</b> 5632.00 sq ft          |
| <b>Year built:</b> 1989                                 | <b>MLS #:</b> 22400457                  |
| <b>Days On Market:</b> 15                               | <b>Bathrooms Full:</b> 2                |
| <b>County:</b> Pima                                     | <b>List Number Main:</b> 22400457       |
| <b>Lot Acres:</b> 0.13 acres                            | <b>Municipality/Zoning:</b> Marana - SP |
| <b>Lot Dimensions:</b> 52.21' x 120.82' x 50' x 106.02' | <b>Township:</b> 12                     |
| <b>View:</b> None                                       |   |

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# Description

**Legal Description:** Continental Ranch Parcel 12-A Lot 33 Cmid .18 Ac

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# Rooms

|  |   |
|--|---|
| <b>Sauna Level:</b> Marana   | <b>Kitchen Features:</b>                  |
|  | <b>Countertops:</b> Granite               |
| <b>Kitchen Features:</b> <b>Pantry:</b> Closet                                   | <b>Kitchen Features:</b> <b>Appliance</b> |
|  | <b>Color:</b> Stainless                   |
| <b>Dining Areas:</b> Breakfast Bar,Dining Area                                   | <b>Extra Room:</b> None                   |
| <b>Kitchen Features:</b> Dishwasher,Gas Range,Microwave,Refrigerator,Wine Cooler |   |

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# Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1535.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile, Engineered  
Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Continental Ranch Parcel 12 A (1-118)

**Landscape - Front: Other:** Decorative Gravel,Desert  
Plantings,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-17-2110

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

**Road Maintenance:** City

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

**Special Listing Conditions:**  
None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Flower Beds,Trees

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in  
Taxes

**Range:** 12.00

**Road Type:** Paved

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

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## Listing Office



**ListingOfficeName:** Help-U-Sell Realty Advantage

**Listing Office Phone:** (520) 531-9339

**Listing Office Address:** 1846 E. Innovation Park Drive, Tucson, AZ 85755

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

**Listing Member Phone:** (520) 990-9054

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Vaulted Ceilings

**Neighborhood Feature:** Jogging/Bike Path,Park,Pool,Sidewalks,Spa

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** Park,Pool,Recreation Room,Spa/Hot Tub

**Fireplace:** Wood Burning

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

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** No

**Laundry:** In Garage

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$30

**Assoc Fees Includes:** Common Area Maint

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

