



\$320,000

**7305 W CLEAR CANYON DR, TUCSON, AZ
85743, USA**

<https://rehomes.us>

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

Pride of ownership! Nestled in the desirable Community of Continental Ranch this home has been very well taken care of boosting vaulted ceilings, open floor plan, dining area, ceiling fans, separate kitchen with lots of cabinet space and dining space, all kitchen appliances stay as well as newer Washer and Dryer. AC replaced in 2021 [...]



Celina Padilla

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1997

Days On Market: 1

County: Pima

Lot Acres: 0.10 acres

Lot Dimensions: irregular

View: Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 4648.00 sq ft

MLS #: 22314361

Bathrooms Full: 2

List Number Main: 22314361

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: CONTINENTAL RANCH PARCEL 28 (RESUB) LOT 0048CMID .14 AC

Rooms

Sauna Level: Marana

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features:
Appliance Color: Stainless

Extra Room: None

Building Details

Lot Features: Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1152.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

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: Continental Ranch Parcel 28

Landscape - Front: **Other:** Decorative Gravel, Flower Beds, Low Care, Trees

Horse Property: No

Electric: **Electric Company:** TEP

Driveway: **Paved:** Asphalt

Subdivision Restrict: **Age Restrictions:** No

Home Protection: **Offered:** No

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-11-0630

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: County

Terms: Cash, Conventional, FHA, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: **Other:** Flower Beds, Low Care, Shrubs

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, Alarm System, High Speed Internet

Listing Office

ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 7481 E Tanque Verde Rd, Tucson, AZ 85715

Listing Office Phone: (520) 505-3000

Listing Member Phone: (520) 338-3632

Amenities & Features



Interior Features: Ceiling Fan(s),Dual
Pane Windows,Split Bedroom Plan,Vaulted
Ceilings,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Shower & Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Electric

Security: Alarm Installed,Smoke
Detector(s),Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ,Shed

Neighborhood Feature: Basketball
Court,Jogging/Bike Path,Park,Pickleball,Pool,Rec
Center,Spa,Street Lights,Tennis Courts,Walking
Trail

Fireplace Location: Other: None

Laundry: Laundry Closet

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver,Slab

Spa: Conventional,None, Conventional,None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Marana

Middle School: Marana

Elementary School: Twin Peaks K-8

Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$27

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Monthly

