



**\$314,900**

**7311 W COTTAGE FARM WY, TUCSON, AZ  
85757, USA**

<https://rehomes.us>

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

This charming 3-bedroom, 2-bathroom home defines modern comfort. This cozy residence features a spacious great room, breakfast area, private master suite, & a 2-car garage. Included upgrades enhance your living experience, with energy-efficient appliances, granite countertops, wood cabinets & more. Three bedrooms ensure everyone has their own room to spread out, with flexibility to use [...]



**Tracy Norton**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 115'x40'

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4600.00 sq ft

**MLS #:** 22412895

**Bathrooms Full:** 2

**List Number Main:** 22412895

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

**Township:** 15

Description

**Legal Description:** Star Valley Lot 49

Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1268.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

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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:** N/A

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Nine Year Structure

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-59-0490

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat,Telephone

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## Listing Office



**ListingOfficeName:** LGI Realty Southwest

**Listing Office Address:** 4980 S Alma School Rd  
A2-506, Chandler, AZ 85248

**Listing Member Phone:** (480) 216-2386

**Listing Office Phone:** (480) 216-2386

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Energy Star Qualified,ENERGY STAR Qualified  
Windows,Walk In Closet(s)

**Sewer:** Connected

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

**Main Heating: Other:** Central

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Ceiling Fans Pre-  
Wired,Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Slab

**Security:** Carbon Monoxide Detectors,Smoke  
Detector(s)

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** None

**Water: Other:** Domestic

**Assoc Amenities:** Park,Tennis Courts

**Fireplace:** None

**Main Heating:** Energy Star Qualified  
Equipment

**Pool:** None

**Spa:** None, None

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla

**Elementary School:** Vesey

**Middle School:** Valencia

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## Fees and Taxes



**Tax Year:** 2025

**Association & Fees: HOA Amt  
(Monthly):** \$38

**Assoc Fees Includes:** Common Area Maint

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

