

7312 E ALDERBERRY ST, TUCSON, AZ 85756, USA

<https://rehomes.us>

Nestled within the sought-after Sycamore Park Subdivision, this stunning home exemplifies meticulous care and attention to detail. Boasting granite countertops, stainless steel appliances, and expansive oversized diagonal tile in a thoughtfully designed split bedroom floor plan, every aspect of this residence reflects quality craftsmanship. Inside, the home showcases a harmonious blend of elegance and functionality, with [...]



George Laughton

Basics

\$350,000

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



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2012

Days On Market: 18

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 115'x45'x115'x45'

View: None

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5184.00 sq ft

MLS #: 22407492

Bathrooms Full: 2

List Number Main: 22407492

Municipality/Zoning: Tucson - R1

Township: 15

Description

Legal Description: From Parcel:14125017A /Sycamore Park Village 2 Lot 118

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Extra Room: None

Kitchen Features: Countertops: granite

Dining Areas: Breakfast Bar,Dining Area

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

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1750.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport,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: Sycamore Park Village 2 (1-148)

Landscape - Front: Other: Decorative
Gravel, Shrubs, Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Sycamore Park

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 141-31-2130

Property Disclosures: Insurance Claims History
Report, Military Airport Vcty, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, FHA, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other:
Artificial Turf, Decorative Gravel

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: Yes

**Association & Fees: HOA
Telephone:** 480-551-4300

Accessibility Option: None

Section: 32

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, Cable
TV, Satellite Dish

Listing Office

ListingOfficeName: My Home Group Real Estate

Listing Office Address: 8631 W Union Hills #201, Peoria,
AZ 85382

Listing Office Phone: (623)
242-9459

Listing Member Phone: (520)
800-6229

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)
Neighborhood Feature: Basketball Court,Park,Paved Street,Sidewalks,Walking Trail
Fireplace Location: Other: None
Pool: Conventional: No
Laundry: Dryer,Laundry Room,Washer
Main Cooling: Ceiling Fans,Central Air
Patio/Deck: Covered
Spa: None, None
Water Heater: Electric
Gas: None

Sewer: Connected
Primary Bathroom Features: Double Vanity,Separate Shower(s),Soaking Tub
Water: Other: Voyager
Assoc Amenities: Park
Fireplace: None
Main Heating: Electric,Forced Air
Security: Wrought Iron Security Door
Water: Water Company
Window Covering: Stay
Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt
Elementary School: Desert Willow

Middle School: Rincon Vista

Fees and Taxes

Tax Year: 2023
Association & Fees: HOA Amt (Monthly): \$105

Assoc Fees Includes: Common Area Maint
Association & Fees: HOA Payment Frequency: Quarterly

