



**\$429,900**

**7345 E ALDERBERRY ST, TUCSON, AZ 85756, USA**

<https://rehomes.us>

Welcome to this must see 4 bedroom, 2.5 bathroom, and 2500 sq feet of living space, located in the southeast part of town in the Vail School District. Beautiful ceramic tile, granite countertops in kitchen and bathrooms, stainless steel appliances with double oven, and 42 inch cabinets in kitchen. Enjoy your parties with a fully [...]

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



**Daniel Simental**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2012

**Days On Market:** 30

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 45x124x45x124

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5663.00 sq ft

**MLS #:** 22326858

**Bathrooms Full:** 2

**List Number Main:** 22326858

**Municipality/Zoning:** Tucson - R1

**Township:** 15

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## Description

**Legal Description:** SYCAMORE PARK VILLAGE 2 LOT 14

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**

**Countertops:** Granite

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** Den,Loft

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## Building Details



**Lot Features:** Subdivided

**Garage/Carport Feat:** Electric Door Opener,Extended Length

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2500.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Two

**Style:** Contemporary

**Fence:** Block

**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.

**Special Listing Conditions:** None

**Subdivision Name:** Sycamore Park Village 2 (1-148)

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

**Landscape - Front: Other:** Desert Plantings,Low Care,Sprinkler/Drip,Trees

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$155

**Association & Fees: HOA Name:** Sycamore Park

**Association & Fees: HOA Telephone:** 520-219-4520

**Home Protection: Offered:** No

**Accessibility Option:** None

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Section:** 32

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 141-31-1090

**Range:** 15.00

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

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Smart Panel,Surround Sound

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



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## Listing Office

**ListingOfficeName:** DeLex Realty, LLC 001

**Listing Office Phone:** (602) 910-3002

**Listing Office Address:** 6170 W Chandler Blvd, Suite 14, Chandler, AZ 85226

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

**Listing Member Phone:** (520) 955-3848

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Water Softener

**Exterior Features:** BBQ-Built-In

**Sewer:** Connected

**Neighborhood Feature:** Basketball Court,Exercise Facilities,Lighted,Park,Paved Street,Sidewalks,Walking Trail

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** Park

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Cooling:** Ceiling Fans,Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Patio,Paver

**Pool:** None

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

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Electric

**Window Covering:** Stay

**Gas:** None

**Guest Facilities:** None

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## Nearby Schools



**High School:** Empire

**Middle School:** Rincon Vista

**Elementary School:** Desert Willow

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$40

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

