



**\$305,000**

**74 W CALLE MANTILLA, SAHUARITA, AZ  
85629, USA**

<https://rehomes.us>

Lovely Rancho Sahuarita home range priced from \$305,000 to \$320,000. At top end of range, Seller will give a credit towards closing costs or pay down a portion of the solar loan. Enjoy this move-in ready 4 bedroom, 2 bath home with an extended length 2-car garage and newer HVAC system. The living space is [...]

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



**LizBiz Nguyen**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 45x115x45x115

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5184.00 sq ft

**MLS #:** 22322635

**Bathrooms Full:** 2

**List Number Main:** 22322635

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

Description

**Legal Description:** PRESIDIO DE LA TIERRA LOT 128

Rooms

**Sauna Level:** Sahuarita

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

**Extra Room:** None

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Great Room

Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1594.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**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:** Presidio De La Tierra

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Sahuarita

**Tax Code:** 303-73-3960

**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:** Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 1

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Member Phone:** (520) 245-5105

**Listing Office Phone:** (520) 207-0903

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball Court,Lighted,Park,Paved Street,Pool,Sidewalks,Street Lights

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pool,Spa/Hot Tub,Volleyball Court

**Fireplace:** None

**Main Heating:** Forced Air

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Walden Grove

**Middle School:** Anza Trail

**Elementary School:** Copper View

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Street Maint

**Association & Fees: HOA Amt (Monthly):** \$125

