



\$785,000

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

740 E RUDASILL RD, TUCSON, AZ 85718, USA

<https://rehomes.us>

Perfectly nestled at the end of a serene cul-de-sac in the highly desirable and premium neighborhood of Shadow Hills! As you step inside, you'll be greeted by the expansive great room bathed in natural light, adorned with stunning niches, and a cozy gas fireplace that creates a truly welcoming atmosphere. You'll immediately notice the pride [...]



Marcela Esquer

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1986

Days On Market: 5

County: Pima

Lot Acres: 0.79 acres

Lot Dimensions: Irregular 82'x232'x399'x209' Survey

View: Desert,Mountains,Residential,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 34539.00 sq ft

MLS #: 22323925

Bathrooms Full: 2

List Number Main: 22323925

Municipality/Zoning: Tucson - CR1

Township: 13

Description

Legal Description: See attached document for legal description.

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: Appliance Color: Stainless

Extra Room: Library,Office,Storage

Kitchen Features: Countertops: Granite

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Freezer,Garbage Disposal,Gas Cooktop,Lazy Susan,Prep Sink,Refrigerator,Water Purifier

Building Details



Lot Features: Adjacent to Wash,Cul-De-Sac

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2898.00 sq ft

Stories: One

Fence: Masonry,Wood,Wrought Iron

Garage/Carport Feat: Evap Cooler, Attached Garage/Carport,Electric Door Opener,Separate Storage Area

Floor covering: Engineered Wood, Mexican Tile, Wood

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Santa Fe,Southwestern

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: Shadow Hills (484-595)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Shadow Hills HOA

Home Protection: Offered: No

Driveway: Circular,To Property Line

Section: 7

Tax Code: 108-08-4870

Property Disclosures: Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Natural Desert,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-797-3224

Accessibility Option: Door Levers,Level

Assessments: \$0

Fire Protection: Subscription

Range: 14.00

Road Type: Paved

Technology: Built-Up - Reflect, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet



Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 216 E. Congress,
Tucson, AZ 85701

Listing Member Phone: (520) 979-2703

Listing Office Phone: (520) 428-3338

Listing Office Url:
<https://www.tierraantigua.com/>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual
Pane Windows,Garden Window,Low
Emissivity Windows,Skylights,Walk In
Closet(s),Water Purifier,Water Softener

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Jetted Tub,Separate
Shower(s)

Main Cooling: Other: Garage has cooling

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Central Air,Evaporative
Cooling,Zoned

Patio/Deck: Covered,Patio,Paver,Ramada

Spa: None, None

Water Heater: Natural Gas,Tankless Water
Htr

Gas: Natural

Exterior Features: BBQ-Built-
In,Courtyard,Fountain,Native Plants

Neighborhood Feature: Paved Street

Fireplace Location: Other: Great Room,Patio

Pool: Conventional: No

Fireplace: Bee Hive,Gas

Main Heating: Forced Air,Natural Gas,Zoned

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

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Elementary School: Manzanita

Middle School: Orange Grove





Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt
(Monthly): \$6

Association & Fees: HOA Payment Frequency:
Annually

