



**\$525,000**

**7402 W SHINING AMBER LN, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

Welcome to this Beautifully and great maintained house with 4 bed, 3 bath and additional room that can be 5th room or office providing ample space for various needs. With a total area of 2783 square feet, there is plenty of room for comfortable living. This home boasts a modern open-concept floor plan, perfect for [...]



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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2004

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 110-55-110-55

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6098.00 sq ft

**MLS #:** 22402074

**Bathrooms Full:** 2

**List Number Main:** 22402074

**Municipality/Zoning:** Marana - F

**Township:** 12

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## Description

**Legal Description:** Continental Reserve Block 9 Lot 103

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## Rooms

**Sauna Level:** Marana

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

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

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

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Bonus Room

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2783.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** N/A

**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:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 221-21-3870

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Decorative Gravel,Grass

**Subdivision Restrict: Deed  
Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High  
Speed Internet

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## Listing Office



**ListingOfficeName:** OMNI Homes International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Office Url:**  
<http://omnihomesinternational.com>

**Listing Member Phone:** (520) 686-4309

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## Units Information

**Unit Level:** 2

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## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Lighted,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio,Paver,Ramada

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge





# Fees and Taxes

**Tax Year:** 2022      **Association & Fees:** HOA **Payment Frequency:** Quarterly

