



\$1,095,000

741 E PLACITA DE ARNOLDO, TUCSON, AZ 85718, USA

<https://rehomes.us>

This very private 5BR/4BA oasis in desirable Shadow Hills awaits discerning buyers looking for gorgeous mountain views in the heart of Tucson's foothills. Enjoy the best of Tucson's lifestyle enjoying the heated pool, fire pit, outdoor kitchen w/built in BBQ & large covered patio. The welcoming foyer opens to a great room & DR or [...]

- 5 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



Patricia Sable

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 1986

Days On Market: 1

County: Pima

Lot Acres: 0.67 acres

Lot Dimensions: Irregular

View: City,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 29316.00 sq ft

MLS #: 22314105

Bathrooms Full: 4

List Number Main: 22314105

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Shadow Hills Lot 528

Rooms

Sauna Level: Catalina Foothills

Kitchen Features: **Pantry:** Closet

Dining Areas: Formal Dining Room

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Loft

Building Details



Lot Features: Cul-De-Sac,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3569.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Stone

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: 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. **Special Listing Conditions:** None

Subdivision Name: Shadow Hills (484-595)

Co-op Fee: \$3

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

Direction: E

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Grass,Low Care,Sprinkler/Drip

Driveway: Paved: Gravel

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA: Yes

Home Protection: Offered: No

Accessibility Option: Door Levers

Assessments: \$75

Section: 7

Attribution Contact: 520-971-4270

Fire Protection: Included in Taxes

Tax Code: 108-08-5290

Range: 14.00

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Type: Paved

Road Maintenance: County

Technology: Built-Up - Reflect, Cable TV,High Speed Internet

Terms: Cash,Conventional,VA

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No.
101, Tucson, AZ 85718

Listing Member Phone: (520) 971-4270

Listing Office Phone: (520) 299-2201

Listing Office Url:
<http://www.LongRealty.com>

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Double Vanity,Exhaust Fan,Jetted Tub,Shower & Tub

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Central Air,Heat Pump

Patio/Deck: Balcony,Covered,Patio

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ,BBQ-Built-In,Native Plants,Outdoor Kitchen

Neighborhood Feature: Paved Street

Fireplace Location: Other: Family Room,Great Room,Guest Quarters,Patio,Primary Bedroom

Assoc Amenities: None

Fireplace: Firepit,Wood Burning

Main Heating: Electric,Forced Air,Heat Pump

Pool: Heated

Spa: Hot Tub, Hot Tub

Water Heater: Electric

Gas: None

Nearby Schools

High School: Catalina Fthls

Elementary School: Manzanita

Middle School: Orange Grove

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: None

