



**\$444,900**

## **7449 E CLL INFINITO, TUCSON, AZ 85715, USA**

<https://rehomes.us>

Trendy and Move-In Ready!!! Beautiful, larger model home in the popular Rancho Esperero. They don't come up often so you better move fast!! New floor coverings throughout with Luxury Vinyl Plank in all areas except bedrooms. There are no photos of BR's because the carpet wasn't in yet. It is now and we are open [...]

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



**Diana Denlinger**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 50' x 94'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 4704.00 sq ft

**MLS #:** 22321207

**Bathrooms Full:** 2

**List Number Main:** 22321207

**Municipality/Zoning:** Tucson - R1

**Township:** 13

Description

**Legal Description:** Rancho Esperero Lot 326

Rooms

**Sauna Level:** TUSD

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

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

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

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

**Extra Room:** None

Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1882.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Vinyl

**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:** Rancho Esperero (1-343)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Rancho Esperero

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-46-8890

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Century 21 1st American

**Listing Office Address:** 8830 E Speedway, Tucson, AZ 85710

**Listing Member Phone:** (520) 907-3058

**Listing Office Phone:** (520) 296-5491

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



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Skylight(s),Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Neighborhood Feature:** Gated,Paved Street,Pool,Sidewalks,Spa

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Patio/Deck: Other:** Flagstone

**Assoc Amenities:** Pool,Spa/Hot Tub

**Fireplace:** None

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

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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# Nearby Schools

**High School:** Sabino

**Elementary School:** Fruchthendler

**Middle School:** Magee

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# Fees and Taxes



**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Front Yard Maint,Sewer,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$175

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

