



**\$460,000**

**7462 S CLIMBING IVY DR, TUCSON, AZ  
85757, USA**

<https://rehomes.us>

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

Welcome to your dream home located in the highly sought-after Star Valley subdivision. This 4 bedroom 2 bath home with POOL has been immaculately maintained. Boasts numerous upgrades and thoughtful touches, making it the perfect blend of comfort and luxury. Meticulously maintained and move-in ready, with fresh exterior paint that enhances its curb appeal. Owners [...]



**Bobbie Fimbres**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2007

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.05 acres

**Lot Dimensions:** 72x115x76x115

**View:** Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 2338.00 sq ft

**MLS #:** 22417060

**Bathrooms Full:** 2

**List Number Main:** 22417060

**Municipality/Zoning:** Pima County - SP

**Township:** 15

## Description

**Legal Description:** Star Valley Block 10 Lot 20

## Rooms

**Sauna Level:** TUSD

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Range,Microwave,Refrigerator

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room,Den,Library,Media,Rec Room

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2338.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Mediterranean,Ranch

**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:** Star Valley Blk. 10 (1-228)

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

**Horse Property:** No

**Electric: Electric Company:** Tucson Electric Powe

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-42-2810

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

**Road Maintenance:** City

**Terms:** Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System

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## Listing Office

**ListingOfficeName:** Realty Bobbie

**Listing Office Address:** 9247 S Tree House Lane, Tucson, AZ 85756

**Listing Member Phone:** (520) 661-5543

**Listing Office Phone:** (520) 661-5543

**Listing Office Url:** <http://https://www.realtybobbie.com>

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer,High Ceilings 9+,Triple Pane Windows

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** Yes

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Jogging/Bike Path,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

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

**Patio/Deck:** Patio

**Spa:** Conventional, Conventional

**Water Heater:** Electric

**Gas:** Natural

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## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**Elementary School:** Vesey

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$40

**Assoc Fees Includes:** Common Area Maint

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

