



**\$389,000**

**7516 S CIRCULO RIO BLANCO, TUCSON, AZ  
85756, USA**

<https://rehomes.us>

2.75% interest rate assumable mortgage available for your 2020-built Meritage Meadow/Balboa model home. The heart of the home is a large, open great room and an upscale kitchen with a huge island and granite countertops. Kitchen features upgraded black stainless appliances (see the TV in the fridge) and water system. A flex room can operate [...]

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



**John DeLalla**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 112'x44'

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4661.00 sq ft

**MLS #:** 22400829

**Bathrooms Full:** 2

**List Number Main:** 22400829

**Municipality/Zoning:** Tucson - PAD-7

**Township:** 15

Description

**Legal Description:** La Estancia De Tucson Lot 658

Rooms

**Sauna Level:** Vail

**Dining Areas:** Breakfast Bar

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Extra Room:** Office

Building Details

**Lot Features:** Adjacent to Wash,Borders Common Area,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1602.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** La Estancia De Tucson (1-330)

**Landscape - Front: Other:** Low Care, Shrubs, Sprinkler/Drip, Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$189

**Association & Fees: HOA Telephone:** 5204485300

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Alarm System, Cable TV, High Speed Internet, Home Automation, Pre-Wired Sat Dish, Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** La Estancia

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 19

**Tax Code:** 141-36-6670

**Property Disclosures:** Insurance Claims History Report, Military Airport Vcty, Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Assumption, Cash, Conventional, Exchange, FHA, Seller Concessions, VA

---

## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 477-9524

**Listing Office Phone:** (520) 290-2335

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



---

# Units Information

Unit Level: 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s),Water Softener

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Jogging/Bike Path,Park,Pickleball,Pool,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pickleball,Pool

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Desert Sky

**Elementary School:** Mesquite

---

## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$63

**Assoc Fees Includes:** Common Area Maint

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

