



**\$415,000**

## **CONTINENTAL RESERVE, 7521 W SHINING AMBER LN, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Lovely and inviting, this open-concept 1755 sf home encompasses 3BR/2BA/Den. Upon arrival you are greeted by a courtyard entry lined with honeysuckle and a private seating area. The kitchen features Stainless appliances, breakfast bar and pantry. Natural light filters into the great room, living and dining areas. A patio slider overlooks the rear garden. This [...]

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



**Judy Ibrado**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 143' X 55' X139' X 55'

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7841.00 sq ft

**MLS #:** 22412635

**Bathrooms Full:** 2

**List Number Main:** 22412635

**Municipality/Zoning:** Marana - MDR

**Township:** 12

Description

**Legal Description:** Continental Reserve Block 9 Lot 80

Rooms

**Sauna Level:** Marana

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

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

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

**Kitchen Features:** **Countertops:** quartz

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

**Extra Room:** Den

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1755.00 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



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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:** Continental Reserve Block 9 (1-165)

**Landscape - Front: Other:** Decorative Gravel,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Reserve

**Tax Code:** 221-21-3640

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Wide Doorways

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Smart Thermostat

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 12080 N Dove Mountain Blvd #100, Marana, AZ 85658

**Listing Office Phone:** (520) 665-3100

**Listing Member Phone:** (520) 301-8455

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## Units Information



Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Soaking Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

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

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Sidewalks,Tennis Courts

**Fireplace Location: Other:** Patio

**Assoc Amenities:** Tennis Courts

**Fireplace:** Firepit

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

**Security:** None

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

**Association & Fees: HOA Amt (Monthly):** \$34

**Association & Fees: HOA Payment Frequency:** Semi-Annually

