



**\$475,000**

**7532 W COLONY PARK DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

Welcome home to this absolute gem, located in the beloved Continental Ranch community.. Lots of love and over \$100,000 in upgrades have been put into this home, and it shows. As you enter you are greeted by recently remodeled porcelain porched floors. Walking through the front door you will see tons of natural lighting from [...]



**Cody Lopez**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 60'N x 120'W x 60'S x 120'E

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7187.00 sq ft

**MLS #:** 22321031

**Bathrooms Full:** 2

**List Number Main:** 22321031

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

**Township:** 12

Description

**Legal Description:** Continental Ranch pcls 36-38 & 40 Phase III Lot 269 cmid .22 AC

Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Freezer,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Exhaust Fan,Gas Cooktop,Refrigerator,Reverse Osmosis,Water Purifier

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** Office

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco,Stucco Finish,Wood Frame

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet

**Floor Covering: Other:** Porcelain tile

**Main House SqFt:** 2260.00 sq ft

**Stories:** One

**Fence:** Block

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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 Ranch Parcel (36-38,40 ) Phase II

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Association & Fees: HOA Telephone:** 520-297-7600

**Accessibility Option:** Level

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** CRCA

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-16-0640

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Long Realty Company

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

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

**Listing Member Phone:** (520)  
904-2303

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),High Ceilings  
9+,Paneling,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Water Purifier,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Electric Dryer Hookup,Storage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** Jogging/Bike Path,Lighted,Park,Paved Street,Pool,Rec Center,Sidewalks,Street Lights,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Family Room,Living Room

**Assoc Amenities:**  
Maintenance,Park,Pool,Spa/Hot Tub,Tennis Courts

**Fireplace:** Gas,See Through

**Main Heating:** Forced Air

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None



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## Nearby Schools

**High School:** Marana

**Middle School:** Twin Peaks K-8

**Elementary School:** Twin Peaks K-8

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Street Maint

**Association & Fees: HOA Amt  
(Monthly):** \$27

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

