



\$445,000

7535 E EDISON ST, TUCSON, AZ 85715, USA

<https://rehomes.us>

Welcome to this rare gem nestled in the coveted Tanque Verde Heights neighborhood, offering a unique opportunity without the constraints of an HOA and the convenience of proximity to Udall Park. Meticulously maintained and cherished over the years, this residence exudes warmth and comfort. Upon entry, you're greeted by a spacious floor plan that seamlessly [...]

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



Dawn Jacobs

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1976

Days On Market: 1

County: Pima

Lot Acres: 0.19 acres

Lot Dimensions: 79 x 109 x 77 x 108

View: Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 8451.00 sq ft

MLS #: 22403954

Bathrooms Full: 2

List Number Main: 22403954

Municipality/Zoning: Tucson - R1

Township: 14

Description

Legal Description: Tanque Verde Heights Lot 3

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Butler

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

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Refrigerator

Kitchen Features: **Countertops:** quartz

Kitchen Features: **Appliance Color:** White

Extra Room: None

Building Details



Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2400.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile

Construction: Slump Block

of Garage Spaces: 2.00

Style: Territorial

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: Tanque Verde Heights (1-36)

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

Horse Property: No

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: None

Assessments: \$0

Community: None

Tax Code: 133-12-4210

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: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 5

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

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

Listing Office



ListingOfficeName: Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

Listing Office Address: 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

Listing Office Url:
<http://www.russlyon.com>

Listing Member Phone: (520) 903-4381

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Skylight(s)

Neighborhood Feature: None

Fireplace Location: Other: None

Assoc Amenities: None

Fireplace: None

Main Heating: Forced Air,Natural Gas

Security: Window Bars,Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

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

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Sabino

Elementary School: Bloom

Middle School: Magee

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: None

