



\$410,000

7540 W WANDERING COYOTE DR, TUCSON, AZ 85743, USA

<https://rehomes.us>

A well cared for Kachina model on the west side of the Del Webb Sunflower active adult community. Only four blocks from the Huckleberry loop, and a mile from the El Rio preserve. The open great room floor plan flows nicely into the large and functional kitchen with island and breakfast nook. Large primary bedroom [...]

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



Tim Walter

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2002

Days On Market: 37

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 60x105x60x105

View: Residential

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6316.00 sq ft

MLS #: 22411710

Bathrooms Full: 2

List Number Main: 22411710

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: From Parcel:22607005N /Continental Ranch Sunflower Phase Vi Lot 893 Cmid .14 Ac

Rooms

Sauna Level: Marana

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Freezer,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave

Kitchen Features: Countertops: Laminate

Kitchen Features: Appliance Color: Other

Extra Room: Den,Office,Studio

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1972.00 sq ft

Stories: One

Fence: Block

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco,Stucco Finish

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: Continental Ranch Sunflower Phase VI

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$800

Association & Fees: HOA Telephone: 520.572.9783

Accessibility Option: None

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-07-0540

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,Exchange,FHA,VA

Special Listing Conditions: Probate/Estate

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sunflower Community

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 16

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Chip/Seal

Technology: Tile, Cable TV,High Speed Internet,Telephone



Listing Office

ListingOfficeName: Diamondback Real Estate

Listing Office Phone: (520)
345-4947

Listing Office Address: 8567 N Silverbell Road, Suite 201,
Tucson, AZ 85743

Listing Member Phone: (520)
775-0222

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane
Windows,Entertainment Center Built-In,High Ceilings
9+,Split Bedroom Plan,Walk In Closet(s),Water Softener

Neighborhood Feature: Exercise Facilities,Jogging/Bike
Path,Park,Pickleball,Pool,Putting Green,Rec
Center,Sidewalks,Spa,Tennis Courts

Fireplace Location: Other: Great Room

Assoc Amenities:
Clubhouse,Park,Pickleball,Pool,Recreation Room,Spa/Hot
Tub,Tennis Courts

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry
Room,Storage,Washer

Main Cooling: Ceiling
Fans,Central Air

Patio/Deck: Covered,Patio,Slab

Security: Smoke
Detector(s),Wrought Iron Security
Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools



High School: Marana

Elementary School: Twin Peaks K-8

Middle School: Marana

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint

Association & Fees: HOA Amt (Monthly): \$122

Association & Fees: HOA Payment Frequency: Semi-Annually

