



**\$323,000**

**7544 W RANCHERS DR, TUCSON, AZ 85757, USA**

<https://rehomes.us>

Gorgeous 4 Bedroom 2.5 Bath 1912 Sq Ft Home In Growing SW Tucson! Greeted by Beautiful Curb Appeal & Attractive Entry Way leads you into this AMAZING HOME with a Great Open Floorplan, Large Living Room, Nice Dining Area, Beautiful Open Kitchen with Island, Nice Ceramic Tile, Large Half Bath & BONUS Den/Office Downstairs, Upstairs [...]

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



**Gabriel Estrada**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 36

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 76x99x88x100

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 8059.00 sq ft

**MLS #:** 22326423

**Bathrooms Full:** 2

**List Number Main:** 22326423

**Municipality/Zoning:** Pima County - CMH1

**Township:** 15

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## Description

**Legal Description:** Tucson Mountain Ranch Lot 137

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Bonus Room,Den,Office

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Reverse Osmosis

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## Building Details



**Lot Features:** Adjacent to Wash,Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1912.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Extended Length

**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:** Tucson Mountain Ranch

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-15-1480

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 9

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Shingle, Alarm System,Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 216 E. Congress,  
Tucson, AZ 85701

**Listing Member Phone:** (520) 331-4034

**Listing Office Phone:** (520) 428-3338

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

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## Amenities & Features

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

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**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:** Laundry Room

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Slab

**Security:** Alarm Installed,Smoke  
Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla

**Elementary School:** Vesey

**Middle School:** Valencia

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$33.07

**Assoc Fees Includes:** None

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

