



\$1,745,000

**7549 N CAMINO SIN VACAS, TUCSON, AZ
85718, USA**

<https://rehomes.us>

Stunning home located in exclusive Sin Vacas neighborhood, offering breathtaking Catalina, Tucson Mountain & city views. Every aspect of this home has been touched & improved making this generous 3,960 square gem perfect for comfortable living & entertaining. Situated on a 1.3-acre lot this home features 5 bedrooms & 4.5 bathrooms that have all been [...]

- 5 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



Leslie Heros

Basics



Category: Residential

Status: Active

Bathrooms: 5.00 baths

Year built: 1987

Days On Market: 7

County: Pima

Lot Acres: 1.32 acres

Lot Dimensions: 70 x 246 x 199 x 88 x 302 x 86

View: City,Desert,Mountains,Panoramic,Sunset

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 57412.00 sq ft

MLS #: 22401549

Bathrooms Full: 4

List Number Main: 22401549

Municipality/Zoning: Pima County - CR1

Township: 12

Description

Legal Description: Sin Vacas Lot 73

Rooms

Sauna Level: Amphitheater

Kitchen Features: Pantry: Cabinet

Dining Areas: Dining Area

Kitchen Features: Compactor,Dishwasher,Electric Range,Garbage Disposal,Induction Cooktop,Lazy Susan,Refrigerator

Kitchen Features: Countertops: Quartz

Kitchen Features: Appliance Color: Stainless

Extra Room: Bonus Room,Storage

Building Details



Lot Features: Adjacent to Wash,East/West Exposure,Elevated Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3960.00 sq ft

Stories: Two

Fence: None

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener,Extended Length,Over Height Garage,Separate Storage Area

Floor covering: Carpet, Engineered Wood

Construction: Masonry Stucco

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: Sin Vacas (1-127 & 129-235)

Landscape - Front: Other: Desert Plantings,Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 32

Attribution Contact: leslie.heros@longrealty.com

Tax Code: 220-21-0830

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Low Care,Natural Desert,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sin Vacas

Accessibility Option: Door Levers,Entry

Assessments: \$0

Community: None

Fire Protection: Subscription

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Satellite Dish,Smart Thermostat,Telephone



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 4051 E. Sunrise Dr No.
101, Tucson, AZ 85718

Listing Member Phone: (520) 302-3324

Listing Office Phone: (520) 299-2201

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

Amenities & Features

Interior Features: Cathedral Ceilings,Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Exposed Beams,Foyer,High Ceilings 9+,Low Emissivity Windows,Primary Downstairs,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Wet Bar

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Central Air,Dual,Zoned

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: Native Plants

Neighborhood Feature: Gated,Paved Street

Fireplace Location: Other: Living Room

Assoc Amenities: Security

Fireplace: Wood Burning

Main Heating: Electric,Forced Air,Zoned

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

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Elementary School: Harelson

Middle School: Cross





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Gated Community,Street Maint

**Association & Fees: HOA
Amt (Monthly):** \$131

Association & Fees: HOA Payment Frequency: Annually

