



**\$1,980,000**

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

<https://rehomes.us>

Welcome to this stunning home located in the 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 [...]

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



**Leslie Heros**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 1987

**Days On Market:** 1

**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 #:** 22315166

**Bathrooms Full:** 4

**List Number Main:** 22315166

**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

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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:** 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:** \$4

**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



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## 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>

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## 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

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## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Harelson

**Middle School:** Cross



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## Fees and Taxes

**Tax Year:** 2022

**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

