



**\$345,000**

**7574 KINNISON WASH LP, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

Your family will love this gorgeous 3- bedroom, 2- bath home, complete with a closed den/office. This house features fresh paint, wired and installed ceiling fans, a finished garage, and a landscaped backyard. Enjoy cooking in the beautifully designed kitchen, with includes an electric stove and walk-in pantry. located in a prime area, this home [...]

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



**Ritiek Rafi**

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**Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 4008.00 sq ft
<b>Year built:</b> 2017	<b>MLS #:</b> 22418240
<b>Days On Market:</b> 3	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22418240
<b>Lot Acres:</b> 0.09 acres	<b>Municipality/Zoning:</b> Tucson - R3
<b>Lot Dimensions:</b> Irregular	<b>Township:</b> 14
<b>View:</b> Residential	

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## Description

**Legal Description:** Kinnison overlook aka Villas Escalante Lot 10

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## Rooms

<b>Sauna Level:</b> TUSD	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> Den,Office	<b>Kitchen Features:</b> Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Island

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## Building Details

<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1740.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> 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:** Kinnison Overlook  
SQ20160890579

**Landscape - Front: Other:** Low Care,Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired Tele Lines

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 29

**Tax Code:** 136-21-9410

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 8387 N Oracle Rd Ste 100,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
447-5922

**Listing Member Phone:** (520)  
312-2311

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## Units Information

**Unit Level:** 1



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## Amenities & Features

<b>Interior Features:</b> Dual Pane Windows,Walk In Closet(s)	<b>Exterior Features:</b> Native Plants
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> None
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Electric Dryer Hookup,Gas Dryer Hookup,Laundry Closet
<b>Fireplace:</b> None	<b>Main Cooling:</b> Ceiling Fans,Central Air
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Patio/Deck:</b> Covered
<b>Security:</b> Smoke Detector(s),Wrought Iron Security Door	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Santa Rita	<b>Middle School:</b> Secrist
<b>Elementary School:</b> Ford	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$31
<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly	

