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**\$649,000**

## **7580 N SONOMA WAY, TUCSON, AZ 85743, USA**

<https://rehomes.us>

What's not to love? Enter into this updated, split floor plan w/two generously sized primary suites. Expansive, east-facing windows welcome stunning sunrise & mountain views. Enjoy your cook's kitchen w/extended, solid wood cabinetry offering loads of storage & a coffee bar area. Under cabinet lighting, Gas stove & oven, newer appliances, newer quartz counter tops [...]

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



**Cara Mancuso**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1992

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.78 acres

**Lot Dimensions:** 123 x 12 x 11 x 123 x 251

**View:** Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 33802.00 sq ft

**MLS #:** 22406764

**Bathrooms Full:** 3

**List Number Main:** 22406764

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Estates Parcel 52C Ptn N14.28' Lot 33 & All Lot 34

Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Oven,Island,Lazy Susan,Microwave,Water Purifier

**Kitchen Features:**  
**Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Workshop

Building Details



**Lot Features:** Corner Lot,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2773.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

**Garage/Carport Feat:** compressor conveys, Additional Garage,Extended Length,Separate Storage Area

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 4.00

**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:** Continental Estates Parcel 52c (1-34)

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$215

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 34

**Attribution Contact:** 520-909-2988

**Tax Code:** 226-31-043A

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

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Continental Ranch

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Continental Ranch

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet



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## Listing Office

**ListingOfficeName:** Golden Girls with SW  
Desert Homes, LLC

**Listing Office Phone:** (520) 909-2988

**Listing Office Address:** 4030 N Placita De  
Arriba, Tucson, AZ 85745

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

**Listing Member Phone:** (520) 909-2988

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Split Bedroom Plan,Storage,Walk In  
Closet(s),Water Purifier,Water Softener,Workshop

**Neighborhood Feature:** Park,Paved  
Street,Pool,Rec Center,Tennis Courts

**Primary Bathroom Features:** 2 Primary  
Baths,Double Vanity,Exhaust Fan,Separate  
Shower(s)

**Pool: Conventional:** Yes

**Laundry:** Laundry Room,Sink

**Fireplace:** Gas

**Main Heating:** Natural Gas

**Security:** Carbon Monoxide Detectors,Smoke  
Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Family Room

**Assoc Amenities:**  
Clubhouse,Park,Pool,Tennis Courts

**Green Features:** Solar

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio,Slab

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural





## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Coyote Trail



## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$31

**Association & Fees: HOA Payment Frequency:**  
Semi-Annually

