



\$1,625,000

7596 E RUDASILL RD, TUCSON, AZ 85750, USA

<https://rehomes.us>

Sophisticated new southwest contemporary designed by Greg Simmons & crafted by Al LeCocq. The private 1.95 acre lot is within walking distance to Sabino Canyon, schools and offers stunning mountain views! Magnificent home for discerning buyers who truly understand quality in workmanship. Spacious open, and bright great room floor plan w/soaring ceilings, floor to ceiling [...]

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



Vincent Yackanin

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2023

Days On Market: 6

County: Pima

Lot Acres: 1.95 acres

Lot Dimensions: Large Irreg shape

View: Mountains,Panoramic

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 84942.00 sq ft

MLS #: 22313558

Bathrooms Full: 4

List Number Main: 22313558

Municipality/Zoning: Pima County - CR1

Township: 13

Description

Legal Description: Long legal in attached documents.

Rooms

Sauna Level:
Catalina Foothills

Kitchen Features: **Countertops:** quartz

Kitchen Features: **Pantry:** Walk-In

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Other: **Dining Areas:** Breakfast Nook,Dining Area,Great Room
Office or 4th BR

Extra Room: Office

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Reverse Osmosis,Wine Cooler

Building Details



Lot Features: Adjacent to Wash,North/South Exposure

of Carport Spaces: 0.00

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

Construction Status: New Construction

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

Construction: Other: full sheath exterior

Basement: No

Main House SqFt: 3535.00 sq ft

Stories: One

Fence: Masonry,Wrought Iron

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: Unsubdivided

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs

Horse Property: No

Guest House SqFt: 0.0000

Electric: Electric Company: TEP

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Home Protection: Plan By: Builders

Assessments: \$0

Community: None

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

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

Special Listing Conditions: No Insurance Claims History Report,No SPDS

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Builder/New Constr.: Builder Warranty: Yes

Security: Other: call LA re alarm

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: Yes

Accessibility Option: Wide Doorways,Wide Hallways

Section: 8

Attribution Contact: 520-349-2747

Tax Code: 114-05-011U

Property Disclosures: Affidavit of Disclosure,Road Maint. Agreement

Road Maintenance: Road Maintenance Agreement

Terms: Cash,Conventional

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 918-2409

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,High Ceilings 9+,Low Emissivity Windows,Skylight(s),Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

Sewer: Septic

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

Sewer: Other: New system

Assoc Amenities: None

Fireplace: Gas

Main Heating: Forced Air,Natural Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump

Gas: Natural

Exterior Features: BBQ,Courtyard

Neighborhood Feature: Gated,Paved Street

Fireplace Location: Other: Great Room

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

Main Cooling: Central Air,Zoned

Patio/Deck: Covered

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

Water: City

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Catalina Fthls

Elementary School: Canyon View

Middle School: Esperero Canyon

Fees and Taxes

Tax Year: 2022

