



\$455,000

**7601 W RUNNING BEAR DR, TUCSON, AZ
85743, USA**

<https://rehomes.us>

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

Contemporary 4bd/2ba single story cul-de-sac home with sparkling pool and expansive east facing backyard w/owned solar in family-friendly Continental Ranch. Fresh paint & soaring ceilings greet you & the open floorplan invites you in w/kitchen island overlooking family room & dining area. Gorgeous oversized ceramic tile throughout & granite in kitchen & baths! Slider to [...]



Lynn Dent

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1996

Days On Market: 2

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: irregular

View: Residential

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 10019.00 sq ft

MLS #: 22315591

Bathrooms Full: 2

List Number Main: 22315591

Municipality/Zoning: Marana - SP

Township: 12

Description

Legal Description: Continental Ranch Parcel 18 Lot 0083

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Cabinet

Extra Room: None

Kitchen Features: **Countertops:** granite

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal,Microwave

Building Details

Lot Features: Cul-De-Sac,East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1991.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Ceramic Tile

Construction: Frame - 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: Continental Ranch Parcel 18 (1-160)

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: CRCA

Accessibility Option: Level

Section: 21

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low Care,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-17-1000

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Phone: (520) 877-4940

Listing Office Address: 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

Listing Office Url: www.RealtyExAz.com

Listing Member Phone: (520) 906-4177

Amenities & Features



| | |
|---|--|
| Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s) | Exterior Features: Putting Green |
| Sewer: Connected | Neighborhood Feature: Basketball Court,Park,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Walking Trail |
| Primary Bathroom Features: Double Vanity,Separate Shower(s),Soaking Tub | Fireplace Location: Other: Great Room |
| Pool: Conventional: Yes | Assoc Amenities: Park,Pool,Recreation Room,Spa/Hot Tub |
| Laundry: Laundry Room | Fireplace: See Remarks |
| Main Cooling: Central Air | Main Heating: Forced Air,Natural Gas |
| Patio/Deck: Patio | Security: Smoke Detector(s) |
| Spa: None, None | Water: City |
| Water Heater: Natural Gas | Window Covering: Some |
| Gas: Natural | Guest Facilities: None |

Nearby Schools

| | |
|---|------------------------------|
| High School: Marana | Middle School: Marana |
| Elementary School: Rattlesnake Ridge | |

Fees and Taxes

| | |
|--|--|
| Tax Year: 2022 | Assoc Fees Includes: Common Area Maint,Street Maint |
| Association & Fees: HOA Amt (Monthly): \$27 | |

