



\$314,900

**7598 S CANYON SAGE CT, TUCSON, AZ
85757, USA**

<https://rehomes.us>

This charming 3-bedroom, 2-bathroom home defines modern comfort. This cozy residence features a spacious great room, breakfast area, private master suite, & a 2-car garage. Included upgrades enhance your living experience, with energy-efficient appliances, granite countertops, wood cabinets & more. Three bedrooms ensure everyone has their own room to spread out, with flexibility to use [...]

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



Tracy Norton

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 2024
Days On Market: 2
County: Pima
Lot Acres: 0.11 acres
Lot Dimensions: 115'x40'x40'x115.01'
View: Desert,Mountains,Sunrise,Sunset

Type: Single Family Residence
Bedrooms: 3 beds
Lot size: 4600.00 sq ft
MLS #: 22413875
Bathrooms Full: 2
List Number Main: 22413875
Municipality/Zoning: Pima County - SP
Township: 15

Description

Legal Description: Star Valley Lot 38

Rooms

Sauna Level: TUSD

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Building Details



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

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1268.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Carpet, Vinyl

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: New Construction

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: N/A

Landscape - Front: Other: Low Care

Horse Property: No

Builder/New Constr.: Builder Warranty: Nine Year Structure

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 21

Fire Protection: Included in Taxes

Range: 12.00

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: TRICO

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 210-59-0380

Road Type: Paved

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

Listing Office



ListingOfficeName: LGI Realty Southwest

Listing Office Address: 4980 S Alma School Rd
A2-506, Chandler, AZ 85248

Listing Member Phone: (480) 216-2386

Listing Office Phone: (480) 216-2386

Listing Office Url:
<http://www.lgihome.com>

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Energy Star Qualified,ENERGY STAR Qualified
Windows,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Shower Only

Main Heating: Other: Central

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Ceiling Fans Pre-
Wired,Central Air,ENERGY STAR Qualified Equipment

Patio/Deck: Slab

Security: Carbon Monoxide Detectors,Smoke
Detector(s)

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Paved
Street,Sidewalks

Fireplace Location: Other: None

Water: Other: Domestic

Assoc Amenities: Park,Tennis Courts

Fireplace: None

Main Heating: Energy Star Qualified
Equipment

Pool: None

Spa: None, None

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Cholla

Elementary School: Vesey

Middle School: Valencia

Fees and Taxes



Tax Year: 2025

**Association & Fees: HOA Amt
(Monthly):** \$38

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

