



**\$305,000**

**7606 W SUMMER SCENE DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

You will be amazed at the versatility of this Sunrise model home with its 1096 SF, two bedrooms (second bedroom could be an office or den) and 1 1/2 baths and located in the Premier 55+ Active Adult Community of Sunflower. The front portico gives you a space for morning coffee. Enter into the spacious [...]



**Christine Schaefer**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1999

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 45' x 110' x 46' x 107'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4966.00 sq ft

**MLS #:** 22411579

**Bathrooms Full:** 1

**List Number Main:** 22411579

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Sunflower Phase II Lot 199

Rooms

**Sauna Level:** Marana

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** Formica

**Kitchen Features:** **Appliance Color:** White

**Extra Room:** None

Building Details



**Lot Features:** Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Ceramic Tile

**Floor Covering: Other:** Vinyl Plank

**Main House SqFt:** 1096.00 sq ft

**Stories:** One

**Fence:** Block

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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 Ranch Sunflower Phase II (142-275)

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Association & Fees: HOA Telephone:** 520-572-9782

**Home Protection: Plan By:** 2-10 (\$715)

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-11-5460

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sunflower

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 16

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Smart Thermostat,Telephone



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 668-5037

**Listing Office Phone:** (520) 318-5290

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+

**Neighborhood Feature:** Exercise Facilities,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,In Garage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Elementary School:** Twin Peaks K-8

**Middle School:** Marana





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$122

**Assoc Fees Includes:** Common Area Maint

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

