



**\$422,000**

**7609 W GRANITE RIDGE CT, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

This 3 bedroom 2 bath home in Continental Reserve has it all. Cool off in the pool, play in the park, or just lounge around in the ice cold AC. Two FULL bathrooms. An extra room to use as an office, den, or extra guest quarters. Updates to the water heater, appliances, roof, HVAC, and [...]



**Israel Vargas**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** irr

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6050.00 sq ft

**MLS #:** 22418238

**Bathrooms Full:** 2

**List Number Main:** 22418238

**Municipality/Zoning:** Marana - SP

**Township:** 28

---

## Description

**Legal Description:** STONERIDGE LOT 69

---

## Rooms

**Sauna Level:** Marana

**Kitchen Features: Countertops:** Formica

**Kitchen Features:**  
**Pantry:** Closet

**Dining Areas:** Dining Area,Great Room

**Extra Room:** Office

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

---

## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1761.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**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 Reserve Blk. 14 (1-82)

**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 Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-742-5674

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Continental Reserve

**Tax Code:** 221-21-2020

**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,Desert Plantings,Low Care,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad,To Property Line

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Telephone

---

## Listing Office

**ListingOfficeName:** RE/MAX Professionals

**Listing Office Address:** 2830 N Swan Rd Ste 120, Tucson, AZ 85712

**Listing Office Phone:** (520) 867-4600

**Listing Member Phone:** (520) 982-4649



---

# Amenities & Features

- Interior Features:** Ceiling Fan(s),Walk In Closet(s)  
**Neighborhood Feature:** Athletic Facilities,Basketball Court,Park,Paved Street,Pickleball,Sidewalks,Tennis Courts,Walking Trail  
**Fireplace Location: Other:** None  
**Laundry:** Energy Star Qualified Dryer,Energy Star Qualified Washer,Laundry Room  
**Fireplace:** None  
**Main Heating:** Gas Pac  
**Security:** Smoke Detector(s),Wrought Iron Security Door  
**Water:** City  
**Window Covering:** Stay  
**Guest Facilities:** None
- Sewer:** Connected  
**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub  
**Pool: Conventional:** Yes  
**Green Features:** Solar  
**Main Cooling:** Central Air,Heat Pump  
**Patio/Deck:** Covered,Patio  
**Spa:** Conventional, Conventional  
**Water Heater:** Natural Gas  
**Gas:** Natural

---

# Nearby Schools

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

---

# Fees and Taxes

- Tax Year:** 2023  
**Association & Fees: HOA Amt (Monthly):** \$34
- Assoc Fees Includes:** Common Area Maint  
**Association & Fees: HOA Payment Frequency:** Quarterly

