



**\$395,000**

**7613 W STARRY NIGHT LN, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

Motivated Sellers! New Roof in Feb. Tranquility is Yours in San Marcos Model in Desirable Sunflower Community! Striking curb appeal, stunning cacti front walkway. 2 Beds/2 Baths/Den-1575 sq ft, sunrise/sunset views. Surrounded by outstanding landscape in back – lush native plants, cacti, separated gardens, extended pavers, ceramic benches & built in BBQ/grill. Back walls elevated [...]

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



**Sheila Beal**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 41 x 22 x 96 x 67 x 103

**View:** Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6752.00 sq ft

**MLS #:** 22403296

**Bathrooms Full:** 1

**List Number Main:** 22403296

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Active Adult Community Lot 0016

Rooms

**Sauna Level:** Marana

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:**  
**Appliance Color:** Black

**Extra Room:**  
Den,Office

**Laundry Level:** Dryer & Washer

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator,Warming Drawer,Water Purifier

Building Details



**Lot Features:** Corner  
Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1575.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener,Utility Sink

**Floor covering:** Carpet, Ceramic Tile, Laminate

**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 Active Adult Community (1-141)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$285

**Association & Fees: HOA Telephone:**  
520-572-9783

**Accessibility Option:** Door Levers

**Section:** 21

**Attribution Contact:** 520-429-2335

**Tax Code:** 226-11-2410

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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



---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 429-2335

**Listing Office Phone:** (520) 918-6500

**Listing Office Url:**  
<http://www.LongRealty.com>

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Bay Window,Dual Pane Windows,Foyer,Furnished,High Ceilings 9+,Insulated Windows,Skylights,Storage,Vaulted Ceilings,Walk In Closet(s),Wall Paper,Water Purifier,Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Separate Shower(s),Shower Only

**Patio/Deck: Other:** Metal Roof

**Assoc Amenities:**  
Clubhouse,Park,Pickleball,Pool,Recreation Room,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** Gas

**Main Heating:** Natural Gas

**Security:** Rolling Security Doors,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Fountain,Native Plants

**Neighborhood Feature:** Exercise Facilities,Paved Street,Pickleball,Pool,Putting Green,Tennis Courts

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry Room,Storage

**Main Cooling:** Ceiling Fans,Central Air,Gas

**Patio/Deck:** Covered,Patio,Paver

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Marana

**Middle School:** Marana

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



## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

**Association & Fees: HOA Amt (Monthly):** \$121

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

