



**\$1,250,000**

## **7620 N CALLE SIN CONTROVERSIA, TUCSON, AZ 85718, USA**

<https://rehomes.us>

Welcome to your dream home nestled in the prestigious gated community of Sin Vacas, right in the heart of Catalina Foothills. This adobe brick, one-level residence boasts 4 bedrooms, offering a perfect blend of comfort and sophistication. As you step inside, you'll be greeted by the warmth of tiled flooring throughout, complemented by the breathtaking backdrop [...]

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



**Catherine Wolfson**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1980

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.83 acres

**Lot Dimensions:** Irreg.

**View:** City,Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 36348.00 sq ft

**MLS #:** 22402259

**Bathrooms Full:** 3

**List Number Main:** 22402259

**Municipality/Zoning:** Tucson - CR1

**Township:** 12

Description

**Legal Description:** Sin Vacas Lot 183

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Gas Cooktop,Indoor Grill,Island,Lazy Susan,Microwave,Prep Sink,Refrigerator,Reverse Osmosis,Warming Drawer

**Kitchen Features:** Walk-In

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Pantry

**Extra Room:** Den,Office

**Appliance Color:** Stainless

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Burnt Adobe

**# of Garage Spaces:** 2.00

**Style:** Territorial

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

**Floor covering:** Ceramic Tile, Concrete

**Fence: Other:** Adobe

**Main House SqFt:** 3875.00 sq ft

**Stories:** One

**Construction Status:** Existing

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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:** Sin Vacas (1-127 & 129-235)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-867-6047

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** None

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sin Vacas Property

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 220-21-1920

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250,  
Tucson, AZ 85718

**Listing Member Phone:** (520) 548-3417

**Listing Office Phone:** (520) 577-7433

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Exposed Beams,Skylights,Split Bedroom  
Plan,Storage,Walk In Closet(s),Water Softener,Whl  
Hse Air Filt Sys

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Family  
Room,Patio,Primary Bedroom

**Laundry:** Electric Dryer Hookup,Laundry Room

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

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Native  
Plants,Putting Green

**Neighborhood Feature:** Gated,Paved  
Street

**Primary Bathroom Features:**  
Bidet,Double Vanity,Exhaust Fan,Separate  
Shower(s),Soaking Tub

**Pool: Conventional:** Yes

**Fireplace:** Firepit,Gas

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

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Harelson

**Middle School:** Cross

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$131	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

