



**\$664,900**

**7640 E SABINO VISTA DR, TUCSON, AZ  
85750, USA**

<https://rehomes.us>

Beautiful 4 Bedroom/3 Bath Territorial with great curb appeal. Open floorplan. Spacious entry foyer w/arches opening to large Living Room w/lots of Natural Light. Dining area is perfect for entertaining family/friends; kitchen boasts beautiful custom cabinets, granite counters, large island + SS appliances. Generous family room, w/beautiful brick fireplace & a view of the mountains. [...]

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



**Mary Gordon**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1969

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.39 acres

**Lot Dimensions:** 116 x 147

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 16988.00 sq ft

**MLS #:** 22408607

**Bathrooms Full:** 2

**List Number Main:** 22408607

**Municipality/Zoning:** Pima County - CR2

**Township:** 13

## Description

**Legal Description:** Sabino Vista No 4 Lot 6

## Rooms

**Sauna Level:** TUSD

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

**Kitchen Features:** Dishwasher,Electric Range,Island,Lazy Susan,Refrigerator

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details

**Lot Features:** Adjacent to Alley,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2841.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Burnt Adobe

**# of Garage Spaces:** 2.00

**Style:** Territorial

**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:** Sabino Vista NO. 4 (1-31)

**Landscape - Front:** Other: Desert Plantings, Low Care

**Horse Property:** No

**Electric:** Electric Company: TEP

**Driveway:** Paved: Gravel

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: Yes

**Assessments:** \$0

**Community:** Sabino Vista

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Surround Sound

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear:** Other: Low Care, Sprinkler/Drip

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: No

**Accessibility Option:** None

**Section:** 29

**Attribution Contact:** (520) 907-1949

**Tax Code:** 114-32-1420

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** County

**Terms:** Cash, Conventional, VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 1880 E River Rd Ste 120, Tucson, AZ 85718

**Listing Office Phone:** (520) 918-2400

**Listing Member Phone:** (520) 907-1949

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,Skylights,Walk In Closet(s)

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Shower Only

**Patio/Deck: Other:** Faux Flagstone

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

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Fruchthendler

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## Fees and Taxes

**Tax Year:** 2023

