



**\$330,000**

**7645 W AMBER RIDGE WAY, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

Updated, efficient Sierra model home boasting 1312 sq ft with 2BR/2BA and leased solar power. A quaint courtyard entry leads you into the home. On first reveal inside the home there is an updated kitchen complete with breakfast nook and breakfast bar opening to the great room. Vinyl wood flooring makes this home warm and [...]

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



**Judy Ibrado**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 106' x 45' x 106' x 45'

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4748.00 sq ft

**MLS #:** 22407497

**Bathrooms Full:** 2

**List Number Main:** 22407497

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Sunflower Phase VII (730-844)

Rooms

**Sauna Level:** Marana

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

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

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

**Extra Room:** None

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

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** Vinyl wood

**Main House SqFt:** 1312.00 sq ft

**Stories:** One

**Fence:** Block

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

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Continental Ranch Active Adult Community (1-141)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-11-3680

**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,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, None

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 12080 N Dove Mountain Blvd #100, Marana, AZ 85658

**Listing Office Phone:** (520) 665-3100

**Listing Member Phone:** (520) 301-8455

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## Units Information

**Unit Level:** 1



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# Amenities & Features

<b>Interior Features:</b> Bay Window,Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Exercise Facilities,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts
<b>Electric:</b> Solar PV System	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only
<b>Fireplace Location:</b> <b>Other:</b> None	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Pickleball,Pool,Spa/Hot Tub,Tennis Courts	<b>Laundry:</b> Dryer,Laundry Room,Washer
<b>Green Features:</b> Solar	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered,Patio,Paver	<b>Security:</b> Smoke Detector(s),Wrought Iron Security Door
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Marana
<b>Elementary School:</b> Twin Peaks K-8	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$122	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

