



**\$289,900**

**765 W CALLE MARGARITA, TUCSON, AZ  
85706, USA**

<https://rehomes.us>

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

Seller will accept or counter offers from \$289,900 – 299,900.  
Seller will offer up to 10k of seller concessions toward closing costs or interest rate buy down with approved offer. This lovely property has 4 bedrooms and 2 modern bathrooms, both recently renovated with new fixtures and countertops. The kitchen features sleek laminate countertops and [...]



**Kaukaha Watanabe**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1958

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 10890.00 sq ft

**MLS #:** 22320488

**Bathrooms Full:** 2

**List Number Main:** 22320488

**Municipality/Zoning:** Tucson - R1

**Township:** 15

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## Description

**Legal Description:** From Parcel:001010010 /Mission Manor No 8 Lot 18 Blk 34

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## Rooms

**Sauna Level:** Sunnyside

**Extra Room: Other:** Formal Dining

**Kitchen Features:** Dishwasher,Electric Range

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Formal Dining Room

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1313.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Slump Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Mission Manor NO. 8

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Salida Del Sol

**Tax Code:** 138-08-0520

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Public Airport Vcty,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:** Low Care

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Section:** 11

**Fire Protection:** None

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, None

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 2959 N Swan Rd. #141,  
Tucson, AZ 85712

**Listing Office Phone:** (888)  
897-7821

**Listing Member Phone:** (520)  
403-7703

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## Amenities & Features



<b>Exterior Features:</b> None	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> None	<b>Primary Bathroom Features:</b> Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Laundry Closet	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Heat Pump
<b>Patio/Deck:</b> Covered	<b>Security:</b> None
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> None
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Sunnyside	<b>Middle School:</b> Apollo
<b>Elementary School:</b> Mission Manor	

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## Fees and Taxes

**Tax Year:** 2022

