



**\$359,000**

**7666 W CATHEDRAL CANYON DR, TUCSON,  
AZ 85743, USA**

<https://rehomes.us>

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

Welcome to the premier 55+ community of Sunflower. This updated San Carlos boasts upgrades from granite countertops, Plantation shutters throughout, ceiling fans, hard surface floorings and even new roof underlayment in Oct 2021 (see attached list for all the upgrades). Step into a spacious Great Room & Dining area adorned with natural light, The kitchen [...]



**Christine Schaefer**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 64' x 106

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6970.00 sq ft

**MLS #:** 22403157

**Bathrooms Full:** 2

**List Number Main:** 22403157

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Active Adult Community Lot 75

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Pantry:** Cabinet

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

**Extra Room: Other:** Hobby Room

**Extra Room:** Office

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Microwave,Refrigerator

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Ceramic Tile

**Window Covering: Other:** Plantation Shuttters

**Main House SqFt:** 1468.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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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,Desert Plantings,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$135

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

**Home Protection: Plan By:** 2-10 (\$715)

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-11-3010

**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,Desert Plantings,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 668-5037

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:** <https://www.tierraantigua.com/>

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## Units Information



Unit Level: 1

Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Screened

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

**Exterior Features:** Plantation Shutters,Solar Screens

**Neighborhood Feature:** Exercise Facilities,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Security:** None

**Water:** City

**Gas:** Natural

Nearby Schools

**High School:** Marana

**Middle School:** Marana

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

Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$122

**Assoc Fees Includes:** Common Area Maint

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

