



\$385,000

**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

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1998

Days On Market: 41

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 64' x 106

View: Residential

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6795.00 sq ft

MLS #: 22325919

Bathrooms Full: 2

List Number Main: 22325919

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Active Adult Community Lot 75

Rooms

Sauna Level: Marana

Kitchen Features:
Pantry: Cabinet

Extra Room: Other:
Hobby Room

Extra Room: Office

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Nook,Dining Area

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

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

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/>

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

