



\$360,000

**7675 W AMBER RIDGE WAY, TUCSON, AZ
85743, USA**

<https://rehomes.us>

Desirable Sedona model with it's open floor plan and spacious kitchen that flows into the comfortable living area. 2 bedroom 2 baths with a den, allows for guests /office or... Newer HVAC system, OWNED solar system & a home warranty add value for the new owner. Beautiful curb appeal with low care mature desert landscape. [...]

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



Barbara Stewart

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1999

Days On Market: 51

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: irregular

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 4661.00 sq ft

MLS #: 22411431

Bathrooms Full: 2

List Number Main: 22411431

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Active Adult Community Lot 139

Rooms

Sauna Level: Marana

Kitchen Features: Dishwasher,Garbage Disposal,Gas Cooktop,Gas Range,Microwave,Refrigerator

Extra Room: Den

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar,Breakfast Nook

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1484.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Ceramic Tile, Vinyl

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing



Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Low Care,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sunflower Comm Assoc

Home Protection: Offered: Yes

Accessibility Option: None

Section: 21

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Subdivision Name: Continental Ranch Active Adult Community (1-141)

Landscape - Front: Other: Desert Plantings,Low Care,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$215

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

Home Protection: Plan By: AHS

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-11-3730

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Submit

Listing Office

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 11165 N La Canada Dr #175, Oro Valley, AZ 85737

Listing Member Phone: (520) 256-1599

Listing Office Phone: (520) 352-2700

Listing Office Url: <http://www.azmoves.com>



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Water Purifier	Exterior Features: Fountain,Native Plants
Sewer: Connected	Neighborhood Feature: Athletic Facilities,Exercise Facilities,Jogging/Bike Path,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts,Walking Trail
Electric: Solar PV System	Primary Bathroom Features: Shower Only
Fireplace Location: Other: None	Pool: Conventional: No
Assoc Amenities: Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts	Laundry: Dryer,Laundry Room,Washer
Green Features: Solar	Fireplace: None
Main Cooling: Ceiling Fans,Central Air	Main Heating: Natural Gas
Patio/Deck: Covered,Patio	Security: None
Spa: None, None	Water: City
Water Heater: Natural Gas	Window Covering: Stay
Gas: Natural	Guest Facilities: None

Nearby Schools

High School: Marana	Middle School: Twin Peaks K-8
Elementary School: Twin Peaks K-8	

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$729

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

