



**\$689,000**

**7689 N VÍA LAGUNA NIGUEL, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

Lovely 4 bedroom, 3 bath home plus Lrg bonus room (gym, office) on just over 1/3 acre in Marana. Close to amenities such as school, dining, shopping, parks, library. Elegant brick paved driveway and lead you to the 3 car garage witch includes a storage/workshop area. Front courtyard is covered and and includes a peaceful sitting [...]

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



**Jennifer Bury**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2000

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.38 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 16335.00 sq ft

**MLS #:** 22412757

**Bathrooms Full:** 3

**List Number Main:** 22412757

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** From Parcel:22630002G /Continental Ranch Parcel 51 Lot 46

Rooms

**Sauna Level:** Marana

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Workshop

**Kitchen Features: Countertops:** Corian

**Dining Areas:** Breakfast Nook,Formal Dining Room

**Kitchen Features:** Convection Oven,Dishwasher,Island

Building Details

**Lot Features:** East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2738.00 sq ft

**Stories:** One

**Fence:** Block,View Fence,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener,Separate Storage Area

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** N/A

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 226-30-1620

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,Submit,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Jason Mitchell Group

**Listing Office Address:** 10501 E Seven Generations Way Ste 103 & 107, Tucson, AZ 85747

**Listing Office Phone:** (520) 867-4222

**Listing Member Phone:** (520) 539-3804

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## Units Information

**Unit Level:** 1



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# Amenities & Features

|   |  |
|---|--|
| <b>Interior Features:</b> Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s) | <b>Exterior Features:</b> BBQ-Built-In,Courtyard                       |
| <b>Sewer:</b> Connected   | <b>Neighborhood Feature:</b> None                                      |
| <b>Primary Bathroom Features:</b> Double Vanity,Separate Shower(s),Soaking Tub                  | <b>Fireplace Location: Other:</b> Family Room                          |
| <b>Pool: Conventional:</b> Yes  | <b>Assoc Amenities:</b> Pool,Recreation Room,Spa/Hot Tub,Tennis Courts |
| <b>Laundry:</b> Dryer,Laundry Room,Washer   | <b>Green Features:</b> Solar   |
| <b>Fireplace:</b> Gas   | <b>Main Cooling:</b> Ceiling Fans,Central Air,Zoned                    |
| <b>Main Heating:</b> Forced Air,Natural Gas,Zoned   | <b>Patio/Deck:</b> Covered,Patio                                       |
| <b>Pool:</b> Heated   | <b>Security:</b> Smoke Detector(s)                                     |
| <b>Spa:</b> Conventional, Conventional  | <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

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|--|------------------------------|
| <b>High School:</b> Marana             | <b>Middle School:</b> Marana |
| <b>Elementary School:</b> Coyote Trail |                              |

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# Fees and Taxes

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|---|--|
| <b>Tax Year:</b> 2023   | <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$33 |
| <b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually |  |

