



**\$625,000**

**7705 W TALTSON DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Welcome to your dream entertaining home in Continental Reserve! This stunning 5-bedroom, 3-bathroom residence boasts a prime location with picturesque views & sunsets of Sombrero Peak. Enjoy the serene backdrop from your backyard pool and spa oasis. Nestled in this sought-after community, you'll enjoy the convenience of walking distance to an award-winning elementary school and [...]

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



**Phillip Montes**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2003

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 70x123x70x133

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 8913.00 sq ft

**MLS #:** 22401187

**Bathrooms Full:** 3

**List Number Main:** 22401187

**Municipality/Zoning:** Marana - F

**Township:** 12

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## Description

**Legal Description:** Continental Reserve Block 12 Lot 28

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Gas Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** granite

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Borders Common Area,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2908.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Southwestern

**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:** Continental Reserve Block 12 (1-71)

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

**Horse Property:** No

**Landscape - Rear: Other:** Decorative Gravel,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Srnd Snd

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Assessments:** \$0

**Community:** Continental Reserve

**Tax Code:** 221-21-2380

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

**Road Maintenance:** County

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

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## Listing Office



**ListingOfficeName:** United Real Estate Specialists

**Listing Office Phone:** (520) 612-7422

**Listing Office Address:** 7430 N. La Cholla Blvd., Tucson, AZ 85741

**Listing Office Url:**  
<http://unitedrealestatesouthernarizona.com>

**Listing Member Phone:** (520) 240-0305

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Electric:** Solar PV System,TEP Guarantee

**Fireplace Location: Other:** None

**Pool: Conventional:** Yes

**Fireplace:** None

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

**Pool:** ENERGY STAR Qualified Pool Pump,Heated

**Spa:** Conventional, Conventional

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Solar Screens,Waterfall/Pond

**Neighborhood Feature:** Jogging/Bike Path,Paved Street,Sidewalks,Walking Trail

**Primary Bathroom Features:** Exhaust Fan,Separate Shower(s),Shower & Tub

**Water: Other:** Marana

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Zoned

**Patio/Deck:** Balcony,Covered,Patio

**Security:** Alarm Installed,Smoke Detector(s)

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge

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## Fees and Taxes



**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$33

**Association & Fees: HOA Payment Frequency:**  
Quarterly

