



\$398,000

7715 CANDLE CREEK RD, TUCSON, AZ 85743, USA

<https://rehomes.us>

Introducing Sunflower—an exclusive Del Webb active adult community in northwest Tucson, offering an unparalleled living experience. This residence boasts two spacious bedrooms and a versatile bonus room, providing ample space for personalized living and creativity. Step into the heart of this home, the kitchen, which effortlessly opens to a charming dining nook and a family [...]

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



Marta Harvey

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1998

Days On Market: 35

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 60' X 103' X 60' X 103'

View: None

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6219.00 sq ft

MLS #: 22326210

Bathrooms Full: 2

List Number Main: 22326210

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Active Adult Community Lot 0061

Rooms

Sauna Level: Marana

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Nook,Dining Area

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details

Lot Features: North/South Exposure

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

of Carport Spaces: 0.00

Floor covering: Carpet, Laminate

Basement: No

Construction: Frame - Stucco

Main House SqFt: 1860.00 sq ft

of Garage Spaces: 2.00

Stories: One

Style: Contemporary

Fence: Masonry

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.

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

Landscape - Front: Other: Low Care

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Low Care, Shrubs, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-11-2870

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: City

Terms: Cash, Conventional, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Home Protection: Offered: No

Driveway: To Property Line

Section: 21

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

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

Listing Office

ListingOfficeName: Russ Lyon Sotheby's International Realty

Listing Office Address: 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

Listing Member Phone: (520) 906-0367

Listing Office Phone: (520) 742-1335

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

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane
Windows,Split Bedroom Plan,Walk In Closet(s),Water
Softener

Neighborhood Feature: Exercise Facilities,Jogging/Bike
Path,Paved Street,Pickleball,Pool,Putting Green,Rec
Center,Sidewalks,Spa

Fireplace Location: Other: Family Room

Assoc Amenities:
Clubhouse,Park,Pickleball,Pool,Recreation Room,Spa/Hot
Tub

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features:
Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: In Garage

Main Cooling: Ceiling
Fans,Central Air

Patio/Deck:
Covered,Patio,Screened

Security: Smoke
Detector(s),Wrought Iron Security
Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Marana

Middle School: Marana

Elementary School: Twin Peaks K-8

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area
Maint

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

Association & Fees: HOA Payment Frequency: Semi-
Annually

