



\$360,000

**7736 W CATHEDRAL CANYON DR, TUCSON,
AZ 85743, USA**

<https://rehomes.us>

This popular San Marcos model home is located in the 55+ Community of Sunflower. The home is a 2BD/2BA with Office/Den, potential Bed #3, Bonus Room and an open great room concept. Formal Dining area, Breakfast Nook in kitchen w/ Bay Window. Kitchen overlooks the great room with cozy gas fireplace and offers beautiful Granite [...]

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



Dale Slaughter

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2001

Days On Market: 10

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 59x106x59x106

View: None

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6316.00 sq ft

MLS #: 22401629

Bathrooms Full: 2

List Number Main: 22401629

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Active Adult Community 1-141 Lot 69

Rooms

Sauna Level: Marana

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

Kitchen Features: Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Oven,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features:
Appliance Color: Stainless

Extra Room: Bonus Room,Office

Building Details



Lot Features: Subdivided	Garage/Carport Feat: Attached Garage Cabinets,Electric Door Opener
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile, Vinyl
Basement: No	Construction: Frame - Stucco
Main House SqFt: 1619.00 sq ft	# of Garage Spaces: 2.00
Stories: One	Style: Contemporary
Fence: Block,Wrought Iron	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.	Special Listing Conditions: None
Subdivision Name: Continental Ranch Active Adult Community (1-141)	Co-op Fee: \$3
Landscape - Front: Other: Low Care	Direction: W
Horse Property: No	Horse Facilities: No
Electric: Electric Company: TEP	Landscape - Rear: Other: Low Care
Driveway: Paved: Concrete	Subdivision Restrict: Deed Restrictions: Yes
Subdivision Restrict: Age Restrictions: Yes	Association & Fees: HOA: Yes
Home Protection: Offered: No	Accessibility Option: None
Assessments: \$0	Section: 21
Community: Continental Ranch	Fire Protection: Included in Taxes
Tax Code: 226-11-2950	Range: 12.00
Property Disclosures: None	Road Type: Paved
Road Maintenance: City	Technology: Tile, Alarm System,Cable TV,Telephone
Terms: Cash,Conventional,FHA,VA	

Listing Office



ListingOfficeName: Homesmart Advantage Group

Listing Office Address: 5425 N. Oracle Road, Suite 135,
Tucson, AZ 85704

Listing Office Phone: (520)
505-3000

Listing Member Phone: (520)
405-8329

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: In Garage

Main Cooling: Central Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Jogging/Bike Path,Pickleball,Rec Center,Sidewalks,Tennis Courts

Fireplace Location: Other: Great Room

Assoc Amenities: Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Security: Alarm Installed,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Marana

Elementary School: Twin Peaks K-8

Middle School: Marana

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Amt (Monthly): \$108

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

