



\$375,000

**7738 W RUNNING BEAR DR, TUCSON, AZ
85743, USA**

<https://rehomes.us>

Beautiful home on premium lot with no back neighbors. Home has vaulted ceilings and Tile throughout. Large Primary bedroom with walk-in closet, walk-in shower and seperate tub. Community pool, spa, and water park are included in the HOA.

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



Christie Rich

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 1

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 95'x69'x95]x60'

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 0.15 sq ft

MLS #: 22418378

Bathrooms Full: 2

List Number Main: 22418378

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Parcel 12A (1-118)

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Range,Island,Refrigerator

Kitchen Features: **Countertops:** tile

Kitchen Features: **Appliance Color:** White

Extra Room: None

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1745.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Ceramic Tile

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.

Subdivision Name: Continental Ranch (1-148)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Continental Ranch H

Accessibility Option: None

Section: 21

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Electric: Electric Company: TEPC

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$350

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-17-0620

Property Disclosures: Insurance Claims History Report

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Tucson's Choice Property Management & Real Estate Group LLC

Listing Office Address: 6700 N. Oracle Ste 235, Tucson, AZ 85704

Listing Member Phone: (520) 909-1919

Listing Office Phone: (520) 229-2050

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



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylight(s),Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Water: Other: Town of Marana

Assoc Amenities: Park,Pickleball,Pool,Tennis Courts

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Paved Street,Pickleball,Sidewalks,Street Lights,Tennis Courts

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Security: None

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Marana

Elementary School: Rattlesnake Ridge

Middle School: Twin Peaks K-8

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$27

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency: Quarterly

