

7778 S TRUMPET VINE AVE, TUCSON, AZ 85747, USA

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Discover the epitome of comfortable living in this Rita Ranch gem! Located within award-winning Vail School District, this single-story residence boasts 4 bedrooms, 2 baths, and 1,916 sqft of well-appointed living space. Enjoy the convenience of a 3-car garage and the luxury of a sparkling pool and spa, all powered by solar energy. All appliances [...]

Karmen Woodward

- 2.00 b
- 2.00 baths
- Single Family Residence
- Residentia
- Active







Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1996

Days On Market: 13

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 55'x122'x58'x121'

View: Residential

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 6839.00 sq ft

MLS #: 22322437

Bathrooms Full: 2

List Number Main: 22322437

Municipality/Zoning: Tucson - R3

Township: 15

Description

Legal Description: Silver Pass Lot 261

Rooms

Sauna Level: Vail

Kitchen Features:
Pantry: Walk-In

Dining Areas: Breakfast Bar Extra Room: None

Kitchen Features: Dishwasher, Gas Oven, Gas Range, Island, Microwave, Refrigerator, Water Purifier

Building Details

Lot Features: Subdivided **Garage/Carport Feat:** Attached Garage/Carport, Electric

Door Opener, Manual Door

of Carport Spaces: 0.00 Floor covering: Carpet, Ceramic Tile

Basement: No Construction: Frame - Stucco

Main House SqFt: 1916.00 sq # of Garage Spaces: 3.00

Stories: One **Style:** Contemporary

Fence: Block Construction Status: Existing



ft

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: Silver Pass (1-276) **Co-op Fee:** \$3

Landscape - Front: Other: Low **Direction:** S

Care, Shrubs

Horse Property: No **Horse Facilities:** No

Electric: Electric Company: TEP Landscape - Rear: Other: Decorative Gravel, Low

Care, Shrubs, Trees

Driveway: Paved: Concrete **Subdivision Restrict: Deed Restrictions:** Yes

Subdivision Restrict: Age Restrictions: Association & Fees: HOA: Yes

No

Home Protection: Offered: No Accessibility Option: None

Assessments: \$0 Section: 22

Community: Rita Ranch **Attribution Contact:**

TheWoodwards@LongRealty.com

Special Listing Conditions: None

Fire Protection: Included in Taxes **Tax Code:** 141-13-4640

Range: 15.00 Property Disclosures: Insurance Claims History

Report, Leases, Seller Prop Disclosure

Road Type: Paved Road Maintenance: County

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

Terms: Cash, Conventional, FHA, VA

Listing Office

Listing Office Address: 4051 E. Sunrise Dr No. **Listing Office Url:**

101, Tucson, AZ 85718

Listing Member Phone: (520) 918-4844

http://www.LongRealty.com

Amenities & Features



Interior Features: Ceiling Fan(s), Dual Pane Windows, High Ceilings 9+, Plant Shelves, Walk In

Closet(s), Water Purifier, Water Softener

Sewer: Connected

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

Pool: Conventional: Yes

Laundry: Dryer, Laundry Room, Washer

Fireplace: None

Main Heating: Forced Air

Security: Wrought Iron Security Door

Water: City

Window Covering: Stay
Guest Facilities: None

Exterior Features: None

Neighborhood Feature: Paved

Street, Sidewalks

Fireplace Location: Other: None

Assoc Amenities: None

Green Features: Solar

Main Cooling: Central Air

Patio/Deck: Covered

Spa: Conventional. Conventional

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Mica Mountain **Middle School:** Desert Sky

Elementary School: Desert Willow

Fees and Taxes

Tax Year: 2022 Assoc Fees Includes: Blanket Ins Policy, Common Area

Maint

Association & Fees: HOA Amt

(Monthly): \$11

Association & Fees: HOA Payment Frequency:

Quarterly

