



**\$225,000**

## **7780 W GYPSUM ST, TUCSON, AZ 85735, USA**

<https://rehomes.us>

Looking for your forever home or winter get away, this 55+ active adult gated community has so much to offer!! This home has New roof 2022 with warranty and 30 years on the shingles, water softener, screened in porch to relax in. Smart system alarm door sensors, Glass and fire protection, no camera's but can [...]

- 2 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active



**Mary Wolf**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1993

**Days On Market:** 24

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 56x80

**View:** Sunset

**Type:** Manufactured Home

**Bedrooms:** 2 beds

**Lot size:** 4480.00 sq ft

**MLS #:** 22327191

**Bathrooms Full:** 2

**List Number Main:** 22327191

**Municipality/Zoning:** Pima County - CMH2

**Township:** 14

Description

**Legal Description:** Copper Crest Lot 125

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Appliance Color: White

**Dining Areas:** Dining Area

**Kitchen Features:** Desk,Dishwasher,Gas Oven,Gas Range,Refrigerator

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Shed

**Extra Room:** Arizona Room

Building Details

**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1248.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** None

**Floor covering:** Laminate

**Construction:** Frame

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** N/A



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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:** Copper Crest (1-127)

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:**  
520-883-4675

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Copper Crest

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 212-32-1830

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202,  
Tucson, AZ 85718

**Listing Office Phone:** (520)  
544-2335

**Listing Member Phone:** (520)  
551-5669

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## Amenities & Features



**Interior Features:** Ceiling  
Fan(s),Skylights,Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Shower  
Only

**Pool: Conventional:** No

**Laundry:** Energy Star Qualified  
Dryer,Energy Star Qualified  
Washer,Laundry Room

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Screened

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** Exercise  
Facilities,Gated,Lighted,Paved Street,Pool,Rec  
Center,Shuffle Board,Spa

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pool,Spa/Hot Tub

**Fireplace:** None

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**Elementary School:** Banks

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area  
Maint,Gated Community,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$85

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

