



**\$1,325,000**

## **7800 E CALLE ROSA, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Step into this very private expansive 4752 sqft, 6Bdrm/5Ba home on a cul-de-sac. Large private courtyard upon entrance. The split floor plan w/3bdrm down hall, guest/maid's quarters & a bdrm off laundry rm near pool. The kitchen area includes breakfast nook, large island, family rm w/gas beehive fireplace. Three bedrooms down the hall & two back-to-back bathrooms. One [...]

- 6 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



**Jo Anna Westmoreland**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 1971

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 1.28 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Lot size:** 55757.00 sq ft

**MLS #:** 22321080

**Bathrooms Full:** 4

**List Number Main:** 22321080

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

## Description

**Legal Description:** Sabino Vista Estates Lot 3 & Sely TRI PTN LOT 2

## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Countertops: Granite

**Kitchen Features: Pantry:** Walk-In

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area

**Extra Room:** Rec Room,Storage

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Indoor Grill,Refrigerator

## Building Details

**Lot Features:** Subdivided

**Garage/Carport Feat:** Detached

**# of Carport Spaces:** 1.00

**Floor covering:** Carpet, Stone

**Basement:** No

**Construction:** Burnt Adobe

**Main House SqFt:** 4752.00 sq ft

**# of Garage Spaces:** 0.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block

**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:** Sabino Vista Estates (1-8)

**Landscape - Front: Other:** Decorative Gravel, Desert Plantings, Natural Desert, Shrubs, Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Sabino Vista

**Tax Code:** 114-32-230A

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure, Unknown

**Road Maintenance:** County

**Terms:** Cash, Conventional, Submit

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Desert Plantings, Flower Beds, Grass, Shrubs, Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Wide Hallways

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System

---

## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 490-4316

**Listing Office Phone:** (520) 918-4800

**Listing Office Url:**  
<http://www.LongRealty.com>

---

## Amenities & Features



**Interior Features:** Ceiling Fan(s),Fire  
Sprinklers,Foyer,Skylights,Split Bedroom  
Plan,Storage,Walk In Closet(s),Wet Bar

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Dual  
Flush Toilet,Exhaust Fan,Jetted Tub,Separate Shower(s)

**Pool: Conventional:** Yes

**Laundry:** Dryer,Electric Dryer Hookup,Laundry  
Room,Washer

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:**  
Courtyard,Fountain

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Family  
Room

**Assoc Amenities:** None

**Fireplace:** Bee Hive,Wood Burning

**Main Heating:** Electric,Zoned

**Security:** Cameras,Carbon Monoxide  
Detectors,Smoke Detector(s),Window  
Bars

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

---

## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Fruchthendler

---

## Fees and Taxes

**Tax Year:** 2023

