



**\$360,000**

**7819 N JOHN HANCOCK AVE, TUCSON, AZ  
85741, USA**

<https://rehomes.us>

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

Seller will provide \$5000 towards buyers closing costs /rate, based on full price accepted offer. Beautiful and Gently lived in home for 25yrs. This well maintained home is move in ready- Seller just invested in a New Roof (11/22 \$13,284) New dual pane argon filled windows & sliding door (11/22 \$5,000 ) Lovely 3 bedroom [...]



**Leslie Holmes**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 12023.00 sq ft
<b>Year built:</b> 1979	<b>MLS #:</b> 22314948
<b>Days On Market:</b> 2	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22314948
<b>Lot Acres:</b> 0.28 acres	<b>Municipality/Zoning:</b> Tucson - R3
<b>Lot Dimensions:</b> IRREGULAR	<b>Township:</b> 12
<b>View:</b> None	

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# Description

**Legal Description:** Heritage Hills II Lot 411 (FORMERLY 203-55-2080)

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# Rooms

<b>Sauna Level:</b> Marana	<b>Kitchen Features:</b> Appliance Color: White
<b>Dining Areas:</b> Breakfast Bar,Dining Area	<b>Extra Room:</b> Den
<b>Kitchen Features:</b> Dishwasher,Electric Range,Refrigerator	

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# Building Details



**Lot Features:** Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1445.00 sq ft

**Stories:** One

**Fence:** Slump Block

**Garage/Carport Feat:** Electric Door Opener,Extended Length

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Heritage Hills II (222-424)

**Landscape - Front: Other:** Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-42-2080

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA

## Listing Office



**ListingOfficeName:** OMNI Homes International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Office Url:**  
<http://omnihomesinternational.com>

**Listing Member Phone:** (520) 409-6000

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Insulated Windows

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Water: Other:** Tucson Metro Water

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** Den

**Pool: Conventional:** No

**Laundry:** In Garage

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

**Patio/Deck:** Patio,Slab

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**Elementary School:** Butterfield

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## Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** None

