



**\$499,900**

**7851 W TREE FROG TRAIL, TUCSON, AZ  
85735, USA**

<https://rehomes.us>

Welcome to your desert dream oasis in the walkable Critterland neighborhood with no HOA! Nestled on over an acre of pristine desert land, this exceptional T. J. Bednar built home offers 3 bedrooms and a den/ library with built in shelves and a 2-car garage. As you step inside, you'll be captivated by the architectural [...]

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



**Amy Cash**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 24

**County:** Pima

**Lot Acres:** 1.07 acres

**Lot Dimensions:** Irregular

**View:** Desert,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 46478.00 sq ft

**MLS #:** 22415543

**Bathrooms Full:** 2

**List Number Main:** 22415543

**Municipality/Zoning:** Pima County - GR1

**Township:** 14

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## Description

**Legal Description:** Critterland II Nly Ptn Lot 122

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## Rooms

**Sauna Level:** TUSD

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Refrigerator

**Kitchen Features: Pantry:** Closet

**Extra Room:** Bonus Room,Den

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## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2140.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Santa Fe

**Construction Status:** Existing



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## Miscellaneous

**Compensation Disclaimer:** .

**Subdivision Name:** Critterland II (1-148)

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 32

**Attribution Contact:** (520)449-0982

**Tax Code:** 212-39-157A

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

**Landscape - Front: Other:** Desert Plantings,Shrubs,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350, Tucson, AZ 85711

**Listing Member Phone:** (520) 449-0982

**Listing Office Phone:** (520) 745-4545

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

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## Units Information

**Unit Level:** 1



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Exposed Beams,Foyer,High Ceilings 9+,Skylights,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Bidet,Double Vanity,Soaking Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Bee Hive,Wood Burning

**Main Heating:** Forced Air

**Security:** Alarm Installed,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

