



**\$370,000**

**7875 W BLUE HERON WAY, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

Welcome to your new San Marcos model in the delightful Del Webb Sunflower Active Adult community! This home offers fresh new carpet in the guest bedroom and den, and sleek laminate flooring in the primary bedroom and hobby room. The floor plan includes a hobby room and a den that could easily become a third [...]



**Tim Walter**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 60x103x60x103

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6142.00 sq ft

**MLS #:** 22414884

**Bathrooms Full:** 2

**List Number Main:** 22414884

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Lot 696 of CONTINENTAL RANCH SUNFLOWER PHASE V, Pima County, Arizona

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Appliance Color: Almond

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

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

**Kitchen Features:** Pantry: Cabinet

**Extra Room: Other:** Hobby Room

**Extra Room:** Den

Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1619.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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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:** Continental Ranch Sunflower Phase V (557-729)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$800

**Association & Fees: HOA Telephone:** 520.572.9783

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-10-5520

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Sunflower Community

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Chip/Seal

**Technology:** Tile, High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Diamondback Real Estate

**Listing Office Phone:** (520) 345-4947

**Listing Office Address:** 8567 N Silverbell Road, Suite 201, Tucson, AZ 85743

**Listing Member Phone:** (520) 775-0222



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s),Water Softener

**Neighborhood Feature:** Exercise Facilities,Park,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,In Garage,Washer

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

**Patio/Deck:** Covered,Patio,Paver

**Security:** None,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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# Nearby Schools

**High School:** Marana

**Elementary School:** Twin Peaks K-8

**Middle School:** Marana

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# Fees and Taxes



**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$122

**Association & Fees: HOA Payment Frequency:** Semi-Annually

