



**\$419,000**

## **7875 E PRISTINE PL, TUCSON, AZ 85750, USA**

<https://rehomes.us>

Beautiful Home In AF Sterling's Gated Solace at Sabino Canyon! Rarely does a home come up in this coveted neighborhood. It's sparkling clean and move-in ready with new carpet, new paint, and tremendous Catalina mountains views in the rear yard. It's perfectly situated on a cul-de-sac. It's a perfect floor plan with 3 Beds and [...]

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



**Erica Hoffman**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 50x101x35x28x135

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5706.00 sq ft

**MLS #:** 22402102

**Bathrooms Full:** 2

**List Number Main:** 22402102

**Municipality/Zoning:** Tucson - R1

**Township:** 13

Description

**Legal Description:** SOLACE AT SABINO CANYON LOT 0027

Rooms

**Sauna Level:** Catalina Foothills

**Extra Room:** None

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

**Kitchen Features:** Refrigerator

Building Details

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

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** TBD

**Main House SqFt:** 1485.00 sq ft

**Stories:** One

**Fence:** Block

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

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Mediterranean,Santa Fe

**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:** Solace at Sabino Canyon (1-37)

**Landscape - Front:** Other: Desert Plantings, Low Care

**Horse Property:** No

**Electric:** Electric Company: TEP

**Driveway:** Paved: Concrete

**Subdivision Restrict:** Age Restrictions: No

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

**Association & Fees:** HOA Telephone: 520-888-0474

**Accessibility Option:** None

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear:** Other: Desert Plantings, Low Care

**Subdivision Restrict:** Deed Restrictions: Yes

**Association & Fees:** HOA: Yes

**Association & Fees:** HOA Name: Solace @ Sabino Cany

**Home Protection:** Offered: No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-64-6170

**Property Disclosures:** Unknown

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** One South Church Ave, # 12, Tucson, AZ 85701

**Listing Member Phone:** (520) 245-7438

**Listing Office Phone:** (888) 897-7821

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

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## Units Information

**Unit Level:** 1



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## Amenities & Features

**Interior Features:** Water Softener  
**Sewer:** Connected  
**Primary Bathroom Features:** Shower Only  
**Pool: Conventional:** No  
**Laundry:** Dryer,Laundry Closet,Washer  
**Main Cooling:** Central Air  
**Patio/Deck:** Covered,Patio  
**Security:** Gated  
**Water:** City  
**Window Covering:** None  
**Guest Facilities:** None

**Exterior Features:** None  
**Neighborhood Feature:** Paved Street  
**Fireplace Location: Other:** None  
**Assoc Amenities:** None  
**Fireplace:** None  
**Main Heating:** Heat Pump  
**Pool:** None  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

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## Nearby Schools

**High School:** Catalina Fthls  
**Elementary School:** Canyon View

**Middle School:** Esperero Canyon

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$90	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

