



**\$390,000**

## **7966 S NEW ABBEY DR, TUCSON, AZ 85747, USA**

<https://rehomes.us>

This is it. The very popular 4 bedroom 2 bath, 2156 sq ft model from US Home. As you walk into the home, you will immediately notice it has been meticulously maintained. Upgraded 20×20 tile adorns the kitchen, two living areas and hallways. The kitchen has plenty of cabinet and countertop space with the peninsula [...]

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



**Josh Berkley**

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## **Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 7801.00 sq ft
<b>Year built:</b> 1995	<b>MLS #:</b> 22406562
<b>Days On Market:</b> 16	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22406562
<b>Lot Acres:</b> 0.18 acres	<b>Municipality/Zoning:</b> Tucson - R2
<b>Lot Dimensions:</b> irregular	<b>Township:</b> 15
<b>View:</b> Mountains	

## Description

**Legal Description:** Elliott Homes At Rita Ranch Lot 170

## Rooms

<b>Sauna Level:</b> Vail	<b>Dining Areas:</b> Formal Dining Room
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Microwave,Reverse Osmosis

## Building Details

<b>Lot Features:</b> Adjacent to Wash,North/South Exposure,Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2156.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> 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:** Elliott Homes At Rita Ranch (1-521)

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-14-1970

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Alarm System, Cable TV, High Speed Internet

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 185 S Moorman Ave, Sierra Vista, AZ 85635

**Listing Member Phone:** (520) 559-4399

**Listing Office Phone:** (520) 378-1000

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

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## Units Information



Unit Level: 1

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower & Tub,Soaking Tub

**Pool: Conventional:** Yes

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Park

**Fireplace Location: Other:** Family Room

**Laundry:** Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Empire

**Middle School:** Desert Sky

**Elementary School:** Desert Willow

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## Fees and Taxes

**Tax Year:** 2023

