



**\$425,000**

**8003 N HIGGINS FEATHER DR, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

Welcome to this spacious and inviting 4-bedroom, 2-bathroom home that boasts nearly 2200 square feet of living space. With a bright and airy vibe, the functional layout is perfect for accommodating your family's every need. Nestled in a beautiful neighborhood, the property features multiple living spaces and a large backyard that you can transform into [...]



**Avi Erbst**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 63x120x82x122

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 8799.00 sq ft

**MLS #:** 22322830

**Bathrooms Full:** 2

**List Number Main:** 22322830

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Reserve Block 14 Lot 8

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Dishwasher, Garbage Disposal, Gas Oven, Gas Range, Microwave, Refrigerator

**Extra Room:** None

**Kitchen Features:** Pantry: Closet

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

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2198.00 sq ft

**Stories:** One

**Fence:** Block, View Fence

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

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

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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 Reserve Blk. 14 (1-82)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Reserve

**Tax Code:** 221-21-7040

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

**Road Maintenance:** City

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

**Special Listing Conditions:** Probate/Estate

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 28

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Surround Sound

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## Listing Office

**ListingOfficeName:** Cordova Realty

**Listing Office Address:** 1690 N Stone Ave Ste 117, Tucson, AZ 85705

**Listing Office Phone:** (520) 873-7600

**Listing Member Phone:** (520) 873-7600

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Water: Other:** Town of Marana

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** Sidewalks

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Ramada

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$33

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:**  
Quarterly

