



**\$749,900**

## **802 W RIVER RD, TUCSON, AZ 85704, USA**

<https://rehomes.us>

Escape to Nature's Paradise in this Stunning Hilltop Retreat. Nestled on over 4 acres of lush desert landscaping, this light-filled 4 bedroom, 3 bathroom ranch-style home offers a serene escape with spectacular views. The spacious, open floor plan bathed in natural light showcases modern updates like exotic granite counters, newer stainless appliances, and engineered hardwood [...]

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



**Sharicka Willett**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1954

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 4.23 acres

**Lot Dimensions:** Irregular

**View:** City,Desert,Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 184259.00 sq ft

**MLS #:** 22319795

**Bathrooms Full:** 3

**List Number Main:** 22319795

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

**Township:** 13

Description

**Legal Description:** PTN W800' E1000' N550' NW4 SE4

Rooms

**Sauna Level:** Amphitheater

**Kitchen Features:** **Pantry:** Walk-In

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Workshop

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Freezer,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Lazy Susan,Refrigerator

Building Details

**Lot Features:** Adjacent to Wash,Hillside Lot

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 3086.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Brick,Frame

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** N/A

**Landscape - Front: Other:** Decorative Gravel, Flower Beds, Graded, Grass, Natural Desert, Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Shared

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV, High Speed Internet, Home Automation, Pre-Wired Sat Dish, Satellite Dish, Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel, Desert Plantings, Grass, Natural Desert, Sprinkler/Drip, Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Entry

**Assessments:** \$0

**Community:** None

**Tax Code:** 105-08-0060

**Property Disclosures:** Affidavit of Disclosure, Insurance Claims History Report, Lead-Based Paint, Seller Prop Disclosure

**Road Maintenance:** Owner Maintenance

**Terms:** Cash, Conventional, FHA, 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) 310-8825

**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:** Ceiling Fan(s),Exposed Beams,Paneling,Storage,Walk In Closet(s),Workshop

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Low Flow Showerhead,Separate Shower(s),Shower Only

**Water: Other:** Metro Water

**Assoc Amenities:** None

**Fireplace:** Wood Burning

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Storage Tank

**Gas:** Natural

**Exterior Features:** Gray Water System,Native Plants,Shed,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:** Dining Room,Family Room

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry Room,Storage

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

**Patio/Deck:** Paver

**Security:** Prewired,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

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## Nearby Schools

**High School:** Amphitheater

**Elementary School:** Walker

**Middle School:** La Cima

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

