



**\$515,000**

## **8095 N FADED LEAF DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Looking for PRIVACY and VIEWS? This beautiful home in sought-after Continental Reserve sits on a premium 0.20 acre lot with only one immediate neighbor, backing up to lush desert with mountain & sunset views. Backyard oasis features fresh-water pebble-tech pool, extended covered patio with ceiling fan, sunshades & plenty of room to spread out. Gourmet [...]

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



**Samantha Hei**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.20 acres

**Lot Dimensions:** See PLAT

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8562.00 sq ft

**MLS #:** 22327546

**Bathrooms Full:** 2

**List Number Main:** 22327546

**Municipality/Zoning:** Marana - SP

**Township:** 12

Description

**Legal Description:** Amber Crest Lot 6

Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Gas Range,Island

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** None

Building Details

**Lot Features:** Adjacent to Wash,Borders Common Area,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2086.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

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

**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:** Amber Crest (1-123)

**Landscape - Front: Other:** Decorative Gravel,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:** 221-27-2790

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,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, Cable TV,High Speed Internet,Pre-Wired Tele Lines

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 2890 E Skyline Dr #250, Tucson, AZ 85718

**Listing Member Phone:** (520) 355-3533

**Listing Office Phone:** (520) 577-7433

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

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## Amenities & Features



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

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Coyote Trail

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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

