



**\$352,900**

**8098 W WANDERING SPRING WAY, TUCSON,  
AZ 85743, USA**

<https://rehomes.us>

Beautifully and lovingly maintained home in Sunflower, Continental Ranch! Don't walk, run to this gorgeous home, with mountain views and wash behind, offers abundant privacy. Brand new HVAC, appliances, paint (interior & exterior), stained grout and privacy glass front door. This active adult community is perfect for either a full time or part time residents. [...]

- 1 bed
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Diane Marzonie**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2000

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 45 x 105 x 45 x 105

**View:** Desert,Mountains

**Type:** Single Family Residence

**Bedrooms:** 1 bed

**Lot size:** 4748.00 sq ft

**MLS #:** 22323934

**Bathrooms Full:** 2

**List Number Main:** 22323934

**Municipality/Zoning:** Marana - F

**Township:** 12

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## Description

**Legal Description:** From Parcel 22610018P/Continental Ranch Sunflower Phase III Lot 0322

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

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## Building Details





**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 Ranch  
Sunflower Ph. III (276-457)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative  
Gravel,Desert Plantings,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:**  
520-572-9780

**Home Protection: Plan By:** Neg.

**Assessments:** \$0

**Community:** Continental Ranch

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Name:** Sunflower  
Comm Assoc

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 20

**Attribution Contact:**  
diane@dianesellsaz.com

**Tax Code:** 226-10-3360

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No.  
101, Tucson, AZ 85718

**Listing Member Phone:** (520) 904-1610

**Listing Office Phone:** (520) 299-2201

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



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# Amenities & Features

<b>Interior Features:</b> Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Athletic Facilities,Park,Paved Street,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Clubhouse,Park,Pool,Spa/Hot Tub,Tennis Courts	<b>Laundry:</b> Dryer,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Ceiling Fans,Central Air
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Covered
<b>Pool:</b> None	<b>Security:</b> None
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Marana
<b>Elementary School:</b> Twin Peaks K-8	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$121.50	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

