



**\$317,000**

**8136 S SUNNY RIVER PL, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Cozy three bedroom two bath with split living. The kitchen has a new refrigerator and range. This charming property is tucked away in a small cul-de-sac that is close to everything and located in the popular Vail school district!

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



**P. Joyce Valenta**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 50x94x47x109

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4879.00 sq ft

**MLS #:** 22402384

**Bathrooms Full:** 2

**List Number Main:** 22402384

**Municipality/Zoning:** Tucson - CR2

**Township:** 15

Description

**Legal Description:** ARIZONA SUNSET AT RITA RANCH LOT 0122

Rooms

**Sauna Level:** Vail

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Oven,Gas Range,Island,Refrigerator

**Kitchen Features:** Appliance Color: White

**Extra Room:** None

Building Details

**Lot Features:** Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1654.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Arizona Sunset At Rita Ranch (1-127)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-15-3460

**Property Disclosures:** None

**Road Maintenance:** City

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

**Special Listing Conditions:** No Insurance Claims History Report,No SPDS

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Homesmart Advantage Group

**Listing Office Phone:**  
(520) 505-3000

**Listing Office Address:** 7481 E Tanque Verde Rd, Tucson, AZ 85715

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## Amenities & Features



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

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Cotton Wood

**Middle School:** Desert Sky

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$10

