



**\$457,990**

**8172 S EXPEDITION DR, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Available August 2023. Quick move-In beautiful Barletta home. This Barletta is 4 bedrooms plus den, with chef kitchen, gas in kitchen, single basin sink, cabinets in the cafe, walk-in shower with seat at owner's bath, upgraded flooring, 3 pendant lights over island; ceiling fan pre-wired in gathering room, all bedrooms and den, surround sound pre-wire [...]

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



**Robert Bitteker**

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**Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 7355.00 sq ft
<b>Year built:</b> 2023	<b>MLS #:</b> 22314460
<b>Bathrooms Full:</b> 2	<b>County:</b> Pima
<b>List Number Main:</b> 22314460	<b>Lot Acres:</b> 0.17 acres
<b>Municipality/Zoning:</b> Vail - TR	<b>Lot Dimensions:</b> Irregular
<b>Township:</b> 15	<b>View:</b> None

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## Description

**Legal Description:** ROCKING K SOUTH NBHD 1 PCL E-2 LOT 63

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## Rooms

<b>Sauna Level:</b> Vail	<b>Dining Areas: Other:</b> eat-in kitche
<b>Kitchen Features: Countertops:</b> quartz	<b>Kitchen Features: Pantry:</b> Walk-In
<b>Kitchen Features: Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> Den	<b>Kitchen Features:</b> Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

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## Building Details

<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2138.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Ranch
<b>Fence:</b> Block	<b>Construction Status:</b> New Construction



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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:** Rocking K South Neighborhood 1 Parcel E-2

**Landscape - Front: Other:** None

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Yes

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 480-921-7500

**Home Protection: Plan By:** Builder Warranty

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Smart Panel

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$0

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rocking K

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 21

**Tax Code:** 205-95-4910

**Property Disclosures:** None

**Road Maintenance:** County

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

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## Listing Office

**ListingOfficeName:** PCD Realty LLC

**Listing Office Phone:** (480) 391-6000

**Listing Office Address:** 16767 N. Perimeter Drive, Scottsdale, AZ 85260

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## Units Information



**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water Htr

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Lighted,Park,Paved Street,Pickleball,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$67

**Assoc Fees Includes:** Common Area Maint

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

