



\$300,000

**8257 W SHEARWATER DR, TUCSON, AZ
85757, USA**

<https://rehomes.us>

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

Come home to a beautifully maintained home in the lovely community of Sonoran Ranch Estates. Tile throughout living spaces and carpet in bedrooms for a contemporary look and feel. Ample windows and slider off of dining area allows for a bright kitchen and great room full of natural light. Your backyard is complete with a [...]



Sarah Hoover

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2016

Days On Market: 1

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: 55x110

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6055.00 sq ft

MLS #: 22315069

Bathrooms Full: 2

List Number Main: 22315069

Municipality/Zoning: Pima County - CR4

Township: 15

Description

Legal Description: From parcel: 21015001A/Sonoran Ranch Estates II Lot 375

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Cabinet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave

Kitchen Features: Countertops: granite

Kitchen Features: Appliance Color: Black

Extra Room: None

Building Details



Lot Features: North/South Exposure	Garage/Carport Feat: Attached Garage/Carport
# of Carport Spaces: 0.00	Floor covering: Ceramic Tile
Basement: No	Floor Covering: Other: plank tile
Construction: Frame - Stucco	Main House SqFt: 1389.00 sq ft
# of Garage Spaces: 2.00	Stories: One
Style: Contemporary	Fence: Block
Construction Status: Existing	

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	Special Listing Conditions: None
Subdivision Name: Sonoran Ranch Estates	Co-op Fee: \$3
Landscape - Front: Other: Decorative Gravel,Desert Plantings,Sprinkler/Drip,Trees	Direction: W
Horse Property: No	Horse Facilities: No
Electric: Electric Company: Trico	Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Sprinkler/Drip,Trees
Driveway: Paved: Concrete	Subdivision Restrict: Deed Restrictions: Yes
Subdivision Restrict: Age Restrictions: No	Association & Fees: HOA: Yes
Home Protection: Offered: No	Accessibility Option: Door Levers
Assessments: \$15,078	Section: 8
Community: None	Attribution Contact: SarahHoover@longrealty.com
Fire Protection: Included in Taxes	Tax Code: 210-55-3750
Range: 12.00	Property Disclosures: Seller Prop Disclosure
Road Type: Paved	Road Maintenance: City
Technology: Tile, Alarm System,Cable TV	Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Phone: (520) 918-4800

Listing Office Address: 6410 E. Tanque Verde Rd., Tucson, AZ 85715

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

Listing Member Phone: (520) 780-9966

Amenities & Features

Interior Features: Dual Pane Windows,Low Emissivity Windows,Split Bedroom Plan

Sewer: Connected

Neighborhood Feature:
Park,Sidewalks

Primary Bathroom Features: Shower Only

Fireplace Location: Other: None

Pool: Conventional: No

Assoc Amenities: Park

Laundry: Laundry Room

Fireplace: None

Main Cooling: Central Air,ENERGY STAR Qualified Equipment

Main Heating: Forced Air,Natural Gas

Patio/Deck: Covered,Paver

Pool: None

Security: Alarm Installed,Cameras,Carbon Monoxide Detectors,Smoke Detector(s)

Spa: None, None

Water: Water Company

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Cholla

Middle School: Valencia

Elementary School: Vesey

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt (Monthly): \$20

Association & Fees: HOA Payment Frequency:
Quarterly

