



\$344,000

**8296 W SHEARWATER DR, TUCSON, AZ
85757, USA**

<https://rehomes.us>

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

This meticulously maintained 4-bedroom, 2.5-bath gem awaits its next fortunate owner. Built in 2016, this home is truly Move-In Ready: No need for deep cleaning or renovations-settle in and start creating memories. Kitchen boasts granite slab counters, rich wood cabinets, coordinated appliances with gas cooking. Guest bedrooms accommodate typical bedroom furnishings. Laundry room is conveniently [...]



Maria Trujillo



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 4 beds
Bathrooms: 3.00 baths	Lot size: 6055.00 sq ft
Year built: 2016	MLS #: 22417649
Days On Market: 7	Bathrooms Full: 2
County: Pima	List Number Main: 22417649
Lot Acres: 0.14 acres	Municipality/Zoning: Pima County - CR4
Lot Dimensions: 55' x110' x55' x 110'	Township: 15
View: Residential	

Description

Legal Description: Sonoran Ranch Estates II Lot 407

Rooms

Sauna Level: TUSD	Kitchen Features: Pantry: Walk-In
Kitchen Features: Appliance Color: Black	Dining Areas: Dining Area,Great Room
Extra Room: None	Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2053.00 sq ft

Stories: Two

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: Contemporary

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.

Subdivision Name: Sonoran Ranch Estates

Landscape - Front: Other: Desert Plantings,Low Care

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: Yes

Accessibility Option: None

Section: 8

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Plan By: Old Republic

Assessments: \$0

Community: None

Tax Code: 210-55-4070

Property Disclosures: Insurance Claims History Report,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Realty One Group Integrity

Listing Office Phone: (520)
447-5922

Listing Office Address: 8387 N Oracle Rd Ste 100,
Tucson, AZ 85704

Listing Member Phone: (520)
971-7560

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,High Ceilings 9+,Walk In Closet(s)

Sewer: Connected

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

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer
Hookup,Laundry Room

Main Cooling: Ceiling Fans,Central Air,Zoned

Patio/Deck: Covered,Patio,Slab

Security: Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: Native Plants

Neighborhood Feature:
Park,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: Park

Fireplace: None

Main Heating: Forced Air,Natural
Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Cholla

Elementary School: Vesey

Middle School: Valencia





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint

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

Association & Fees: HOA Payment Frequency: Quarterly

