



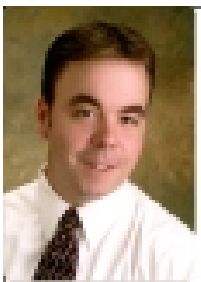
**\$385,000**

**8307 S PLACITA SAN ARDO, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

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

Incredible opportunity to own a home in the award-winning Vail School District! This beautiful home features a split bedroom floor plan, good-sized kitchen, double vanities in both bathrooms & an incredible outdoor space. Get ready to be the envy of all your friends at your first backyard party! The backyard is designed for entertaining & [...]



**Shawn Polston**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1992

**Days On Market:** 23

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9148.00 sq ft

**MLS #:** 22322509

**Bathrooms Full:** 2

**List Number Main:** 22322509

**Municipality/Zoning:** Tucson - R2

**Township:** 15

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## Description

**Legal Description:** Hacienda Del Oro Lot 67

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## Rooms

**Sauna Level:** Vail **Dining Areas:** Dining Area

**Extra Room:** None **Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Refrigerator

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## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1605.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Hacienda Del Oro (1-879)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shingle, Alarm System,Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Hacienda del Oro

**Accessibility Option:** None

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-19-0670

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

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 404-7710

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

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

**Security:** Alarm Installed,Security Lights,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In

**Neighborhood Feature:**  
Park,Sidewalks,Walking Trail

**Fireplace Location: Other:** Living Room

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Vail High School

**Middle School:** Desert Sky

**Elementary School:** Cotton Wood

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$17

**Assoc Fees Includes:** Common Area Maint

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

