



**\$425,000**

**8321 W MELANITTA DR, TUCSON, AZ 85757, USA**

<https://rehomes.us>

Stunning 3 bedroom 3 bath home, with spacious living areas. Two separate family size entertaining area includes flat screen TV with built in surround sound and a sweet pool table! Chefs kitchen includes SS appliances with a beautiful island with breakfast area. Plenty of cabinets and counter space. Privacy abounds in this huge master bedroom [...]

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



**Sandra Durazo**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2014

**Days On Market:** 35

**County:** Pima

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 105x56x110x65

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7013.00 sq ft

**MLS #:** 22414257

**Bathrooms Full:** 2

**List Number Main:** 22414257

**Municipality/Zoning:** Pima County - CR4

**Township:** 15

Description

**Legal Description:** From parcel:21015001A/Sonoran Ranch Estates II Lot 540 Exc Mineral Rights below 30 ft

Rooms

**Sauna Level:** TUSD

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** Bonus Room,Den,Exercise Room,Rec Room

**Kitchen Features: Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Island,Microwave,Refrigerator

Building Details



**Lot Features:** Adjacent to Wash,Borders  
Common Area,Corner Lot,North/South  
Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3405.00 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

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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:** Sonoran Ranch Estates

**Landscape - Front: Other:** Decorative  
Gravel

**Horse Property:** No

**Electric: Electric Company:** trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
No

**Association & Fees: HOA Transfer Fee:**  
\$200

**Accessibility Option:** Entry

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet,Satellite Dish,Surround Sound

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Low  
Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 210-55-5400

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

**Road Maintenance:** County

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



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory    **Listing Office Phone:** (520) 877-4940  
**Listing Office Address:** 3300 E Sunrise Dr. #50, Tucson, AZ 85718    **Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)  
**Listing Member Phone:** (520) 891-5571

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Dual Pane Windows,High Ceilings 9+,Insulated Windows,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools



**High School:** Cholla  
**Elementary School:** Vesey

**Middle School:** Valencia

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## Fees and Taxes

**Tax Year:** 2023  
**Association & Fees: HOA Amt (Monthly):** \$20

**Assoc Fees Includes:** Common Area Maint  
**Association & Fees: HOA Payment Frequency:** Quarterly

