



**\$339,900**

## **8353 S MINOAN DR, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Discover the welcoming community of Empire Heights in Rita Ranch, part of the Vail School District! Step into this home where the warmth of ceramic tiles, high ceilings, and an open layout greet you. Enjoy upgrades like ceiling fans, dimming lights, and cable-ready wiring in every room. Experience custom closet cabinets and fresh bedroom paint, [...]

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



**Jacqueline Canett**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2007

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 45x103x45x103

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4660.00 sq ft

**MLS #:** 22402060

**Bathrooms Full:** 2

**List Number Main:** 22402060

**Municipality/Zoning:** Tucson - MH1

**Township:** 15

---

## Description

**Legal Description:** Empire Heights Lot 190

---

## Rooms

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

**Extra Room:** None  
**Kitchen Features:** Convection Oven,Dishwasher,Electric Cooktop,Electric Oven,Gas Hookup Available,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis,Water Purifier

---

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1760.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**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:** Empire Heights (1-241)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141331900

**Property Disclosures:** Military Airport Vcty

**Road Maintenance:** None

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

---

## Listing Office

**ListingOfficeName:** RE/MAX Results

**Listing Office Address:** 2292 W Magee Rd Ste 190, Tucson, AZ 85742

**Listing Member Phone:** (520) 834-1909

**Listing Office Phone:** (520) 971-7100

**Listing Office Url:** [www.resultsaz.net](http://www.resultsaz.net)

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court

**Fireplace Location: Other:** None

**Laundry:** Dryer,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Security Screens,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Cienega

**Middle School:** Rincon Vista

**Elementary School:** Cotton Wood

---

## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$30

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

