



\$390,000

8355 S EGYPTIAN DR, TUCSON, AZ 85747, USA

<https://rehomes.us>

Pride of ownership and attention to detail apparent in this Rita Ranch beauty, located within award winning Vail school district. If you desire sweeping, unobstructed mountain views and privacy, look no further. No wasted space in this 3 bed, 3 bath, plus large loft and spacious den (used as a guest room). All new GE [...]

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



Jessica Castillo

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2007

Days On Market: 14

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 45' x 104' x 45' x 105'

View: Desert,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 4702.00 sq ft

MLS #: 22404049

Bathrooms Full: 3

List Number Main: 22404049

Municipality/Zoning: Tucson - MH1

Township: 15

Description

Legal Description: Empire Heights Lot 147

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Microwave,Refrigerator

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den,Loft

Building Details



Lot Features: East/West
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2199.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Attached
Garage/Carport,Electric Door Opener,Over Height
Garage

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: Decorative
Gravel,Low Care,Shrubs

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions:
No

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 25

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed
Internet,Pre-Wired Srnd Snd,Satellite
Dish,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative
Gravel,Desert Plantings,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Assessments: \$0

Community: Rita Ranch

Tax Code: 141-33-1470

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

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA



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)
369-1069

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Walk In Closet(s),Water Softener

Neighborhood Feature: Basketball Court,Paved
Street,Pool,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: Pool

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Separate Shower(s)

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer
Hookup,Laundry Closet

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Andrada Polytechnic High School **Middle School:** Rincon Vista

Elementary School: Cotton Wood

Fees and Taxes



Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$39

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

