



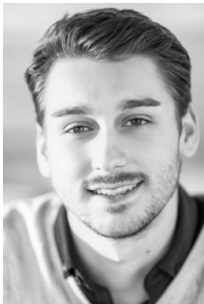
**\$595,000**

## **837 N 7TH AVE, TUCSON, AZ 85705, USA**

<https://rehomes.us>

Wonderful home with guest house on s very large corner lot!  
Located in a sought after neighborhood close to the UofA campus  
this brick home has high ceilings in the living room and the  
kitchen has newer cabinets. Main house has a laundry room with  
washer / dryer. This would be a great investment property [...]

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



**Robert Sabo**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 1921  
**Days On Market:** 13  
**County:** Pima  
**Lot Acres:** 0.14 acres  
**Lot Dimensions:** IRREGULAR  
**View:** City

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 6229.00 sq ft  
**MLS #:** 22319913  
**Bathrooms Full:** 3  
**List Number Main:** 22319913  
**Municipality/Zoning:** Tucson - HR3  
**Township:** 14

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## Description

**Legal Description:** Tucson N50' Lots 1 & 2 Blk 29

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## Rooms

**Sauna Level:** TUSD **Dining Areas:** Breakfast Bar,Dining Area

**Extra Room:** None **Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Refrigerator

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## Building Details

**Lot Features:** Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Construction:** Brick  
**# of Garage Spaces:** 0.00  
**Style:** Bungalow  
**Construction Status:** Existing

**Garage/Carport Feat:** None  
**Floor covering:** Ceramic Tile, Wood  
**Floor Covering: Other:** multiple  
**Main House SqFt:** 1422.00 sq ft  
**Stories:** One  
**Fence:** Wood



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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:** C.O.T. Resub

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

**Horse Property:** No

**Guest House SqFt:** 800.0000

**Landscape - Rear:** Other: Low Care

**Subdivision Restrict:** Age Restrictions: No

**Home Protection:** Offered: No

**Driveway:** None

**Section:** 12

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,Ceiling Speakers,High Speed Internet,Surround Sound,Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric:** Electric Company: TEP

**Subdivision Restrict:** Deed Restrictions: No

**Association & Fees:** HOA: No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 117-03-0930

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

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## Listing Office

**ListingOfficeName:** Tucson Integrity Realty, LLC

**Listing Office Address:** 7526 N La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 820-6703

**Listing Office Phone:** (520) 908-6181

**Listing Office Url:**  
<http://www.tirhomes.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),High Ceilings  
9+,Skylights,Split Bedroom Plan

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust  
Fan,Shower Only

**Pool: Conventional:** No

**Fireplace:** See Remarks

**Main Heating:** Forced Air,Mini-Split,Natural Gas

**Security:** Window Bars,Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** House

**Exterior Features:** Shed

**Neighborhood Feature:** Sidewalks,Street  
Lights

**Fireplace Location: Other:** Living Room,  
Inop, audio cables

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central  
Air,Mini-Split

**Patio/Deck:** Patio,Paver,Slab

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Roskruge

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

