



**\$400,000**

**8435 N LA OESTA AVE, TUCSON, AZ 85704, USA**

<https://rehomes.us>

This 3 Bed/2 Bath home (with attached art studio) offers tons of potential! Stunning Santa Catalina mountain views from your front door. Excellent location on over an acre lot with no HOA. 2 car carport. Great bones and ready for someone to put their touch on it! As-is sale, cash only.

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



**Kate Wright**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1971

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 1.12 acres

**Lot Dimensions:** 121x345x85x157x217

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 48787.00 sq ft

**MLS #:** 22318443

**Bathrooms Full:** 2

**List Number Main:** 22318443

**Municipality/Zoning:** Tucson - CR1

**Township:** 12

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## Description

**Legal Description:** Sunset Manor Lot 63 & S'ly Port Lots 64 & 65

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## Rooms

**Sauna Level:** Amphitheater

**Extra Room:** Studio

**Dining Areas:** Dining Area

**Kitchen Features:** Microwave

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## Building Details

**Lot Features:** East/West  
Exposure, Subdivided

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1612.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** Attached  
Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Slump Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**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:** Sunset Manor(1-92)

**Landscape - Front: Other:** Natural Desert

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, None

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 26

**Attribution Contact:** 520-599-1142

**Tax Code:** 225-20-087A

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

**Road Maintenance:** County

**Terms:** Cash

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 599-1142

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s)

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Mesa Verde

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

