



**\$518,000**

**8609 N SHADOW WASH WAY, TUCSON, AZ  
85743, USA**

<https://rehomes.us>

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

Welcome to your Ironwood Reserve home! If you are searching for the best of both worlds, calm tranquility with easy access to urban life, then this is the home for you. Walk into this spacious open floorplan with beautiful porcelain tile throughout the main living spaces, chef's kitchen w/ stainless appliances, granite countertops, gas burner [...]



**Marta Bustamante**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2007

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 0.14acres or 6,237 square feet.

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6237.00 sq ft

**MLS #:** 22318375

**Bathrooms Full:** 2

**List Number Main:** 22318375

**Municipality/Zoning:** Marana - SP

**Township:** 12

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## Description

**Legal Description:** From Parcel:221220010 /Ironwood Reserve Block 1 Lot 172

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## Rooms

**Sauna Level:** Marana

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

**Laundry Level:** Upper Cabinets

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Desk,Dishwasher,Exhaust Fan,Gas Cooktop,Gas Oven,Gas Range,Lazy Susan,Microwave,Prep Sink,Refrigerator,Reverse Osmosis,Water Purifier

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## Building Details



<b>Lot Features:</b> East/West Exposure	<b>Garage/Carport Feat:</b> overhead racks, Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Ceramic Tile
<b>Basement:</b> No	<b>Floor Covering: Other:</b> Porcelain Tile
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 2533.00 sq ft
<b># of Garage Spaces:</b> 2.00	<b>Stories:</b> One
<b>Style:</b> Contemporary	<b>Fence:</b> Wrought Iron
<b>Construction Status:</b> 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.

**Special Listing Conditions:** None

**Subdivision Name:** Ironwood Reserve Blk 1 (148-173, 223-295)

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

**Landscape - Front: Other:** Desert Plantings,Low Care,Trees

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

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

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$155

**Association & Fees: HOA Name:** Ironwood Reserve Com

**Association & Fees: HOA Telephone:** 520-219-4520

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 29

**Community:** Continental Reserve

**Fire Protection:** Included in Taxes

**Tax Code:** 221-22-0770

**Range:** 12.00

**Property Disclosures:** Insurance Claims History Report,None

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Smart Thermostat

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



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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Phone:** (520)  
906-0769

**Listing Office Address:** 7445 N Oracle Rd No. 201,  
Tucson, AZ 85704

**Listing Member Phone:** (520)  
256-5625

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Split Bedroom Plan,Water  
Purifier,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry  
Room,Washer

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

**Patio/Deck:** Covered,Patio

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In

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

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** Maintenance,None

**Fireplace:** Gas

**Main Heating:** Natural Gas,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



High School: Marana

Elementary School: Rattlesnake Ridge

Middle School: Marana

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## Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt (Monthly): \$82

Association & Fees: HOA Payment Frequency: Quarterly

