



**\$235,000**

**861 E PEPPERGRASS LN, TUCSON, AZ 85719, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Beautifully updated two-story townhouse with southwestern charm tucked away in a quiet area, yet central to everything we love about Tucson. Just blocks from the serene UA Campus Farm, near shopping at River/Campbell, and minutes from La Encantada, ideal for a UA-connected, Banner-UMC access as well. Your new home is adjacent to the community pool [...]



**John DeLalla**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1979

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.03 acres

**Lot Dimensions:** 41'x42'

**View:** Residential,Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 1176.00 sq ft

**MLS #:** 22401530

**Bathrooms Full:** 1

**List Number Main:** 22401530

**Municipality/Zoning:** Tucson - R2

**Township:** 13

## Description

**Legal Description:** Limberlost Fields (Townhouses) Lot 19

## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Garbage Disposal,Refrigerator

**Kitchen Features:**  
**Appliance Color:** White

**Extra Room:** Office

## Building Details

**Lot Features:** Borders Common Area,Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 872.00 sq ft

**Stories:** Two

**Fence:** Wood

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame,Stucco Finish

**# of Garage Spaces:** 1.00

**Style:** Contemporary

**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:** Limberlost Fields (1-28)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Limberlost Fields

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 108-20-1650

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Driveway:** Car(s) Pad

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Satellite Dish

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 477-9524

**Listing Office Phone:** (520) 290-2335

**Listing Office Url:** <https://www.tierraantigua.com/>



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# Units Information

Unit Level: 2

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# Amenities & Features

<b>Interior Features:</b> Dual Pane Windows,High Ceilings 9+	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Pool	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower & Tub
<b>Fireplace Location: Other:</b> Family Room	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Pool	<b>Laundry:</b> Electric Dryer Hookup,In Garage
<b>Fireplace:</b> Gas,See Remarks	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Electric,Forced Air	<b>Patio/Deck:</b> Balcony
<b>Security:</b> Smoke Detector(s),Wrought Iron Security Door	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> None
<b>Guest Facilities:</b> None	

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# Nearby Schools

<b>High School:</b> Amphitheater	<b>Middle School:</b> Amphitheater
<b>Elementary School:</b> Rio Vista	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Garbage Collection,Sewer,Water
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$172	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

