



**\$525,000**

## **862 W COOL DR., TUCSON, AZ 85704, USA**

<https://rehomes.us>

Welcome to 862 W Cool Dr., an enchanting property on just under an acre, offering a unique blend of luxury and tranquility.

Discover a custom pool, breathtaking mountain views, creating a serene outdoor oasis. Inside, the Saltillo Tile exudes warmth and charm, providing a timeless aesthetic. The expansive grounds not only allow for various outdoor [...]

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



**Marsee Wilhems**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1974

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.87 acres

**Lot Dimensions:** 274 x 278 x 136 x 143

**View:** Desert,Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 37941.00 sq ft

**MLS #:** 22322755

**Bathrooms Full:** 2

**List Number Main:** 22322755

**Municipality/Zoning:** Tucson - CR1

**Township:** 12

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## Description

**Legal Description:** Rancho Feliz Lot 44

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## Rooms

**Sauna Level:** Amphitheater

**Dining Areas:** Dining Area

**Kitchen Features:** Electric Range,Refrigerator

**Kitchen Features: Appliance Color:** White

**Extra Room:** None

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## Building Details

**Lot Features:** Corner Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Floor covering:** Mexican Tile

**Style: Other:** Ranch

**Main House SqFt:** 1461.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish,Wrought Iron

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

**Roof: Other:** Painted

**Basement:** No

**Construction:** Slump Block

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Rancho Feliz(1-115)

**Landscape - Front: Other:** Decorative Gravel,Natural Desert,Trees

**Horse Property:** Yes - By Zoning

**Landscape - Rear: Other:** Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Rolled, Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$282,648

**Community:** None

**Tax Code:** 225-19-0480

**Property Disclosures:** Lead-Based Paint,None

**Road Maintenance:** County

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

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 5405 N Oracle Rd, ste 165, Tucson, AZ 85704

**Listing Member Phone:** (520) 885-9000

**Listing Office Phone:** (520) 885-9000

**Listing Office Url:**  
<http://exprealty.com>

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## Units Information

**Unit Level:** 1



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## Amenities & Features

<b>Interior Features:</b> Insulated Windows	<b>Exterior Features:</b> Native Plants
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Horses Allowed
<b>Electric:</b> TEP Guarantee	<b>Primary Bathroom Features:</b> Exhaust Fan,Shower & Tub
<b>Fireplace Location:</b> <b>Other:</b> None	<b>Pool: Conventional:</b> Yes
<b>Assoc Amenities:</b> None	<b>Laundry:</b> In Garage
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Heat Pump	<b>Patio/Deck:</b> Covered,Patio
<b>Pool:</b> Heated	<b>Security:</b> None
<b>Spa:</b> Conventional, Conventional	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Canyon Del Oro	<b>Middle School:</b> Cross
<b>Elementary School:</b> Mesa Verde	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> None
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