



\$425,000

**8691 N AHWATUKEE WAY, TUCSON, AZ
85743, USA**

<https://rehomes.us>

Large 4 bedroom, 2.5 bath home with separate Living Room and Family Room on main level. 3 Car garage and spacious kitchen with eat in dining space. Upstairs you have all bedrooms and 2 full baths. Separate shower and tub at primary bedroom. Home needs some updating, and priced accordingly.

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



Derek Anglin

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1996

Bathrooms Full: 2

List Number Main: 22315378

Municipality/Zoning: Marana - R7

Township: 12

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7660.00 sq ft

MLS #: 22315378

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 60x116

View: None

Description

Legal Description: Lot 95 Continental Ranch Map 47 Plat 16

Rooms

Sauna Level: Marana

Kitchen Features: Pantry: Closet

Dining Areas: Great Room

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features: Countertops: 1

Kitchen Features: Appliance Color: Black

Extra Room: None

Building Details

Lot Features: Cul-De-Sac

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2450.00 sq ft

Stories: Two

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame,Frame - Stucco

of Garage Spaces: 3.00

Style: Modern

Construction Status: Existing



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: Continental Ranch (1-148)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: Tucson

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$325

Association & Fees: HOA Telephone: 520-297-7600

Accessibility Option: None

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-22-2620

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Grass

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Continental Ranch

Home Protection: Offered: No

Driveway: To Property Line

Section: 28

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Smart Thermostat

Listing Office

ListingOfficeName: West USA Realty

Listing Office Address: 1850 E Northrop Blvd, No. 170, Chandler, AZ 85286

Listing Member Phone: (480) 285-8881

Listing Office Phone: (602) 942-4200

Listing Office Url:
<http://www.westusa.com>



Units Information

Unit Level: 1

Amenities & Features

Exterior Features: Shed	Sewer: Connected
Neighborhood Feature: Pool,Spa,Walking Trail	Primary Bathroom Features: Double Vanity,Jetted Tub,Separate Shower(s),Shower & Tub
Fireplace Location: Other: None	Pool: Conventional: No
Assoc Amenities: Pool,Spa/Hot Tub	Laundry: Gas Dryer Hookup,Laundry Room
Fireplace: None	Main Cooling: Ceiling Fans,Central Air
Main Heating: Natural Gas	Patio/Deck: Covered,Patio
Pool: None	Security: Wrought Iron Security Door
Spa: None, None	Water: City
Water Heater: Energy Star Qualified Water Heater,Natural Gas	Window Covering: Some
Gas: Natural	Guest Facilities: None

Nearby Schools

High School: Marana	Middle School: Marana
Elementary School: Rattlesnake Ridge	

Fees and Taxes

Tax Year: 2022	Assoc Fees Includes: Common Area Maint
Association & Fees: HOA Amt (Monthly): \$40	Association & Fees: HOA Payment Frequency: Semi-Annually

