



**\$945,000**

## **8745 E BEAR PAW PL, TUCSON, AZ 85749, USA**

<https://rehomes.us>

This elegant 4-bedroom, 3-bathroom Genesee residence, situated on a 34,848 sq ft walled lot in the tranquil Tanque Verde Valley, offers a blend of spaciousness and privacy. Nestled in a cul-de-sac with extra-large setbacks and an adjacent wash, ensuring seclusion on the sides, and forty preserved, undeveloped acres backing up-to Sabino Creek, the property features [...]

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



**David Treichel**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1995

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.80 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunset,Wooded

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 34848.00 sq ft

**MLS #:** 22412993

**Bathrooms Full:** 3

**List Number Main:** 22412993

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** Lot 9 Bear Canyon Ranch

Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Gas Range,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Pantry:** Cabinet

**Extra Room:** Exercise Room,Office

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Gas Range,Microwave

Building Details

**Lot Features:** Adjacent to Wash,Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2572.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener

**Floor covering:** Ceramic Tile, Laminat

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Bear Canyon Ranch (1-19)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-27-4810

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers,Level

**Section:** 27

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 661-7145

**Listing Office Phone:** (520) 318-5290

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Net Meter

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split

**Patio/Deck:** Covered,Patio

**Security:** Alarm Installed,Carbon Monoxide Detectors

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Plantation Shutters

**Neighborhood Feature:** None

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** Yes

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

**Fireplace:** Gas

**Main Heating:** Gas Pac,Mini-Split

**Pool:** ENERGY STAR Qualified Pool Pump,Heated

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Collier

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$45

**Assoc Fees Includes:** Blanket Ins Policy,Street Maint

**Association & Fees: HOA Payment Frequency:** Semi-Annually

