



**\$335,000**

**8766 S DESERT VALLEY WAY, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

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

Charming two-story residence featuring 3 bedrooms and 2.5 baths. The inviting great room sets the stage for gatherings, while the main level boasts a spacious living area adorned with large windows and a convenient half bath. The well-appointed kitchen has a breakfast bar and eat-in-kitchen area. The master bedroom is a retreat with the added [...]



**George Laughton**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1998

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7841.00 sq ft

**MLS #:** 22408079

**Bathrooms Full:** 2

**List Number Main:** 22408079

**Municipality/Zoning:** Tucson - R2

**Township:** 15

Description

**Legal Description:** DESERT CROSSINGS AT RITA RANCH LOT 23

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Microwave,Refrigerator

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details

**Lot Features:** Adjacent to Wash,Corner Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1475.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 2.00

**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:** Desert Crossings at Rita Ranch (1-255)

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

**Horse Property:** No

**Landscape - Rear: Other:** Flower Beds,Grass,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-298-2146

**Home Protection: Plan By:** 210

**Driveway:** Car(s) Pad

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Pinehurst Property

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Assessments:** \$262,662

**Community:** Rita Ranch

**Tax Code:** 141-18-2820

**Property Disclosures:** Affidavit of Disclosure,Military Airport Vcty

**Road Maintenance:** City

**Terms:** Assumption,Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** My Home Group Real Estate

**Listing Office Address:** 8631 W Union Hills #201, Peoria, AZ 85382

**Listing Office Phone:** (623) 242-9459

**Listing Member Phone:** (520) 800-6229



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# Units Information

Unit Level: 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Walk In Closet(s),Water Purifier,Water Softener

**Sewer:** Connected

**Electric:** Net Meter

**Fireplace Location: Other:** Living Room

**Pool: Conventional:** Yes

**Fireplace:** None,Wood Burning Stove

**Main Heating:** Forced Air

**Security:** Carbon Monoxide Detectors,Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Paved Street,Sidewalks,Street Lights,Walking Trail

**Primary Bathroom Features:** Separate Shower(s)

**Main Cooling: Other:** Refrigeration

**Laundry:** Dryer,Laundry Room,Storage,Washer

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

**Patio/Deck:** Balcony,Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Empire

**Middle School:** Old Vail

**Elementary School:** Cotton Wood

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$42

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:** Quarterly

