



**\$479,000**

## **8788 N PECCARY CREEK TRAIL, TUCSON, AZ 85742, USA**

<https://rehomes.us>

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

This charming 3-bedroom property in Tucson is the one you've been looking for! Explore inside to find an inviting open layout showcasing tile flooring, a neutral color palette throughout, and sliding glass doors merging the indoor with the outdoor living. The well-appointed kitchen boasts white shaker cabinets adorned with crown moulding, sleek granite counters, built-in [...]



**Christian Lemmer**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2019

**Days On Market:** 25

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 115x52

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6011.00 sq ft

**MLS #:** 22415481

**Bathrooms Full:** 2

**List Number Main:** 22415481

**Municipality/Zoning:** Pima County - CR5

**Township:** 12

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## Description

**Legal Description:** Hardy 30 Sq20173190070 Lot 60 Exc Mineral Rights Below 30-Ft Mdwid

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features: Appliance Color:** Black

**Extra Room:** Den

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## Building Details



**Lot Features:** East/West  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2230.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Hardy 30

**Landscape - Front: Other:** Decorative Gravel

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Hardy 30

**Accessibility Option:** None

**Section:** 29

**Tax Code:** 225-29-5090

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial  
Turf,Decorative Gravel

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High  
Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Engel & Volkers  
Gilbert

**Listing Office Phone:** (480) 800-0384

**Listing Office Address:** 1849 E  
Williamsfield Road, Suite 107, Gilbert, AZ  
85295

**Listing Office Url:**  
<http://https://www.gilbert.evrealstate.com>

**Listing Member Phone:** (520)  
499-7240

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower  
Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Elementary School:** Quail Run

**Middle School:** Tortolita

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## Fees and Taxes



**Tax Year:** 2023

**Assoc Fees Includes:** Common  
Area Maint

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

