



**\$299,000**

## **8791 E 6TH ST, TUCSON, AZ 85710, USA**

<https://rehomes.us>

Priced to move! Come and give this home the TLC it needs. Great spaces with split floor plan, family room, kitchen and large bonus room. There is a detached garage in the back and swimming pool with spa. Solar lease. Seller will not be making repairs. So much potential, don't miss it!

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



**Adrienne Canez**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1973

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.31 acres

**Lot Dimensions:** irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 13439.00 sq ft

**MLS #:** 22315168

**Bathrooms Full:** 2

**List Number Main:** 22315168

**Municipality/Zoning:** Tucson - R1

**Township:** 14

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## Description

**Legal Description:** BROADWAY EAST LOT 236

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## Rooms

**Sauna Level:** TUSD

**Kitchen Features:** Pantry: Closet

**Extra Room:** Bonus Room

**Laundry Level:** Hallway

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher, Electric Range

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## Building Details

**Lot Features:** Cul-De-Sac, East/West Exposure, Subdivided

**# of Carport Spaces:** 2.00

**Basement:** Yes

**Main House SqFt:** 2174.00 sq ft

**Stories:** One

**Fence:** Block, Wood

**Garage/Carport Feat:** Additional Garage, Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Construction:** Brick

**# of Garage Spaces:** 0.00

**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:** Broadway East (113-253)

**Landscape - Front: Other:** Decorative Gravel,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 10

**Tax Code:** 133-32-3080

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 631-3943

**Listing Office Phone:** (520) 544-2335

**Listing Office Url:**  
<http://www.movingtotucson.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Split Bedroom Plan

**Exterior Features:** Shed

**Sewer:** Connected

**Neighborhood Feature:** Sidewalks

**Electric:** Solar PV System

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** Yes

**Fireplace:** Wood Burning

**Main Cooling:** Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Covered

**Security:** Window Bars,Wrought Iron Security Door

**Spa:** Conventional, Conventional

**Water:** City

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuaro

**Middle School:** Gridley

**Elementary School:** Henry

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## Fees and Taxes

**Tax Year:** 2022

