



**\$325,000**

**8793 E LIONS SPRING PL, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

Home, sweet home! This charming 3 bedroom, 2 bathroom property in Tucson is the one you've been looking for. Discover a harmonious interior showcasing high-vaulted ceilings, wood-look flooring & a fresh soothing palette t/out. The spotless eat-in kitchen boasts gray shaker cabinets adorned w/ crown moulding, sleek quartz counters, convenient pantry, and a center island [...]

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



**Kyle Mokhtarian**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1999

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8033.00 sq ft

**MLS #:** 22418144

**Bathrooms Full:** 2

**List Number Main:** 22418144

**Municipality/Zoning:** Tucson - MH1

**Township:** 15

Description

**Legal Description:** Rincon Vista at Rita Ranch Lot 0153

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Closet

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

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

**Kitchen Features:** **Countertops:** Quartz

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

**Extra Room:** None

Building Details



**Lot Features:** Corner  
Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1386.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# 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:** Rincon Vista at Rita Ranch (1-200)

**Landscape - Front: Other:** Decorative Gravel,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-11-1840

**Property Disclosures:** Military Airport Vcty,Seller Prop  
Disclosure

**Road Maintenance:** City

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

**Special Listing Conditions:**  
None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Shrubs,Trees

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 22

**Fire Protection:** Included in  
Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shingle, None

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## Listing Office



**ListingOfficeName:** KMS Realty

**Listing Office Phone:** (520) 612-1700

**Listing Office Address:** 5225 E Pima St, Tucson, AZ  
85712

**Listing Member Phone:** (520)  
595-1120

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## Amenities & Features

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

**Neighborhood Feature:** Paved  
Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cienega

**Middle School:** Desert Sky

**Elementary School:** Mesquite

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$14.25

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

