



\$650,000

8831 E SNYDER RD, TUCSON, AZ 85749, USA

<https://rehomes.us>

Desirable Bear Canyon location featuring six bedrooms & four full baths, sparkling heated pool, .72 acre lot with Catalina Mountain views. Very private. Spacious separate living room & family room with gas fireplace, formal dining room and kitchen. Two primary suites. Primary suite, 4 guest bedrooms, three baths, laundry & storage rooms on the 1st [...]

- 6 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



Donald Wehn

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 1986

Days On Market: 36

County: Pima

Lot Acres: 0.71 acres

Lot Dimensions: 97x285x120x289

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 6 beds

Lot size: 30928.00 sq ft

MLS #: 22311317

Bathrooms Full: 4

List Number Main: 22311317

Municipality/Zoning: Pima County - CR1R

Township: 13

Description

Legal Description: Bear Creek Ranch Lot 99

Rooms

Sauna Level: TUSD

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Storage

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Nook,Formal Dining Room

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator,Reverse Osmosis

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco,Slump Block

of Garage Spaces: 2.00

Style: Contemporary

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

Floor covering: Carpet, Ceramic Tile, Vinyl

Fence: Other: combo

Main House SqFt: 3457.00 sq ft

Stories: Two

Construction Status: Existing

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 Creek Ranch (1-102)

Landscape - Front: Other: Desert Plantings,Low Care,Shrubs,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: None

Section: 15

Fire Protection: Subscription

Range: 15.00

Road Type: Paved

Technology: Shingle, Alarm System,Cable TV,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 114-08-1170

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,VA

Listing Office



ListingOfficeName: Century 21 1st American

Listing Office Phone: (520) 296-5491

Listing Office Address: 8830 E Speedway, Tucson, AZ 85710

Listing Office Url:
<http://tucsonrealestaterangers.com>

Listing Member Phone: (520) 429-4763

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Primary Downstairs,Split Bedroom Plan

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower & Tub

Main Heating: Other: 2 HVAC's

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Central Air,Zoned

Patio/Deck: Balcony,Covered,Patio

Security: Alarm Installed,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Courtyard,Native Plants

Neighborhood Feature: None

Fireplace Location: Other: Family Room

Pool: Conventional: Yes

Fireplace: Gas

Main Heating: Electric,Natural Gas,Zoned

Pool: Heated

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Sabino

Middle School: Magee

Elementary School: Collier

Fees and Taxes

Tax Year: 2022

