



**\$435,000**

**8891 N VERIDIAN DR, TUCSON, AZ 85743, USA**

<https://rehomes.us>

Welcome to Continental Ranch! This spacious 3 bed, 2 bath offers 1854 square feet of open living space, tall ceilings, expansive sliders that flood the interior with natural light. Enjoy mountain views, privacy with one shared wall, and a backyard backing into a tranquil wash. Features include a 3 car garage, .32-acre lot, brand new [...]

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



**Kaitlynn Black**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.32 acres

**Lot Dimensions:** irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 13858.00 sq ft

**MLS #:** 22415381

**Bathrooms Full:** 2

**List Number Main:** 22415381

**Municipality/Zoning:** Marana - MHD

**Township:** 12

Description

**Legal Description:** PARCEL 17 CONTINENTAL RANCH LOT 0035

Rooms

**Sauna Level:** Marana

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Gas Cooktop,Gas Oven,Island,Microwave

**Kitchen Features:** **Countertops:** laminate

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

**Extra Room:** None

Building Details



**Lot Features:** Adjacent to Alley,Adjacent to Wash,Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1854.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Additional Garage

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Continental Ranch Parcel 17

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Security: Other:** Doorbell camera

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Continental Ranch

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Chip/Seal

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-20-0460

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

**Road Maintenance:** County

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



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## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 8387 N Oracle Rd Ste 100,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
447-5922

**Listing Member Phone:** (520)  
307-1980

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Split Bedroom Plan,Walk In  
Closet(s),Water Softener

**Neighborhood Feature:** Basketball Court,Jogging/Bike  
Path,Park,Paved Street,Pool,Rec  
Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool,Recreation Room,Spa/Hot  
Tub,Tennis Courts

**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,Separate  
Shower(s),Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Wrought Iron Security  
Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools



High School: Marana

Elementary School: Rattlesnake Ridge

Middle School: Marana

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## Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt (Monthly): \$24

Association & Fees: HOA Payment Frequency: Semi-Annually

