



**\$549,900**

## **8895 N SUNRIDGE PL, TUCSON, AZ 85704, USA**

<https://rehomes.us>

Stunning tri-level residence located on large private lot boasts 4 BR/3BA & offers spacious living areas & upscale features throughout. You'll be greeted by bright & airy living space perfect for entertaining or relaxing with friends & family. Huge family/rec room on lower level features cozy FP for cool desert nights. Chef's dream kitchen offers [...]

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



**Becky Nolen**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1993

**Days On Market:** 8

**County:** Pima

**Lot Acres:** 0.23 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 9801.00 sq ft

**MLS #:** 22412446

**Bathrooms Full:** 3

**List Number Main:** 22412446

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

**Township:** 12

Description

**Legal Description:** Canada Heights Lot 0070

Rooms

**Sauna Level:** Amphitheater

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

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator

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

**Kitchen Features:**  
**Appliance Color:** Black

**Extra Room:** Rec Room

Building Details



**Lot Features:** Cul-De-Sac,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2557.00 sq ft

**Stories:** Multi/Split

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,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:** Canada Heights (69-125)

**Landscape - Front: Other:** Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Attribution Contact:** 520-906-2157

**Tax Code:** 225-06-0520

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Grass,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**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:** Long Realty Company

**Listing Office Phone:** (520) 918-6500

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

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

**Listing Member Phone:** (520) 906-2157

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## Units Information

**Unit Level:** 2

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## Amenities & Features

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

**Sewer:** Connected

**Neighborhood Feature:** None

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

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** Yes

**Assoc Amenities:** None

**Laundry:** Gas Dryer Hookup,Laundry Room,Sink,Storage

**Fireplace:** Gas

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

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

**Patio/Deck:** Balcony,Covered

**Pool:** Salt Water

**Security:** Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

**Spa:** Conventional, Conventional

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**Elementary School:** Mesa Verde





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$53.33

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

