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**\$299,000**

## **8900 E BEAR CREEK DR, TUCSON, AZ 85749, USA**

<https://rehomes.us>

Great location at a low price to account for the numerous repairs that the property will need to bring it up to 2023 standards. \*Not eligible for FHA/VA Financing. Amazing fixer-upper with great equity potential. 2 car garage, large lot and a pool! Estate will not make any repairs or price adjustments after inspection period. [...]

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



**Todd Helmick**

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1973

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.74 acres

**Lot Dimensions:** irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 32223.00 sq ft

**MLS #:** 22316083

**Bathrooms Full:** 2

**List Number Main:** 22316083

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

Description

**Legal Description:** BEAR CREEK RANCH LOT 89

Rooms

**Sauna Level:** TUSD

**Dining Areas:** Dining Area

**Extra Room: Other:** Setting Room

**Kitchen Features:** Dishwasher,Electric Range

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Brick,Siding

**# of Garage Spaces:** 2.00

**Style:** Ranch

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Laminate

**Fence: Other:** Partial brick

**Main House SqFt:** 1686.00 sq ft

**Stories:** One

**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:** Natural Desert

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 15

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, None

**Special Listing Conditions:** No Insurance Claims History Report, Probate/Estate

**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:** 114-08-1070

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 490-0516

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:**  
<https://www.tierraantigua.com/>

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## Amenities & Features



**Interior Features:** Skylights

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room,Primary Bedroom

**RV Parking: Other:** Buyer to research

**Laundry:** In Bathroom

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** Yes

**Assoc Amenities:** None

**Fireplace:** Wood Burning

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

**Security:** None

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**Elementary School:** Collier

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

