



**\$309,900**

**8954 E ALDERPOINT WAY, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

Seller will offer up to 10k of seller concessions toward closing costs or interest rate buy down with approved offer. Welcome to this beautifully renovated East Side property featuring 3 bedrooms and 2 bathrooms. The kitchen is a culinary delight with new modern cabinets, granite countertops, and a suite of stainless steel appliances including a [...]

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



**Kaukaha Watanabe**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1995

**Bathrooms Full:** 2

**List Number Main:** 22404208

**Municipality/Zoning:** Tucson - R2

**Township:** 14

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4574.00 sq ft

**MLS #:** 22404208

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** Irregular

**View:** Mountains

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## Description

**Legal Description:** HILLCREST AT WINGATE LOT 170

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## Rooms

**Sauna Level:** TUSD

**Extra Room:** None

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range,Microwave

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1165.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**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:** Hillcrest At Wingate (113-179)

**Landscape - Front: Other:** None

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$155

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** None

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shingle, None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Hillcrest At Wingate

**Tax Code:** 136-30-4810

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 6099 E Speedway Blvd,  
Tucson, AZ 85712

**Listing Office Phone:** (888)  
897-7821

**Listing Member Phone:** (520)  
403-7703

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## Amenities & Features



**Exterior Features:** None

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

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

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

Nearby Schools

**High School:** Santa Rita

**Elementary School:** Ford

**Middle School:** Secrist

Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Payment Frequency:**  
Semi-Annually

**Association & Fees: HOA Amt (Monthly):** \$17

