



\$350,000

**8970 E SUGAR SUMAC ST, TUCSON, AZ
85747, USA**

<https://rehomes.us>

Terrific starter home located in Rita Ranch with a 3.5% FHA Assumable Rate. It is a stunning 4 Bedroom 2.5 Bathroom 2,261sq.ft. home within the Silver Pass community. Solar Panels on the home provide energy efficient living as well as the assurance of no poly pipes in the home and a water softener. All appliances [...]

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



Michael Kingma

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1996

Days On Market: 13

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: Irregular

View: Residential

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 6098.00 sq ft

MLS #: 22411663

Bathrooms Full: 2

List Number Main: 22411663

Municipality/Zoning: Tucson - R3

Township: 15

Description

Legal Description: Silver Pass Lot 159

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal,Gas Hookup Available,Island,Refrigerator

Kitchen Features: **Countertops:** Formica

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Office

Building Details



Lot Features: East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2261.00 sq ft

Stories: Two

Fence: Block

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

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: Silver Pass (1-276)

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$400

Home Protection: Offered: No

Assessments: \$0

Community: Rita Ranch

Tax Code: 141-13-3620

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

Road Maintenance: HOA

Terms: Assumption,Cash,Conventional,FHA,Seller Concessions,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Silver Pass HOA

Accessibility Option: None

Section: 22

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, Alarm System,Pre-Wired Srnd Snd



Listing Office

ListingOfficeName: Real Broker

Listing Office Phone: (602)
755-3415

Listing Office Address: 3707 E Southern Ave, #1074,
Mesa, AZ 85206

Listing Member Phone: (425)
446-1467

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual
Pane Windows,Storage,Water Softener

Neighborhood Feature: Sidewalks

Primary Bathroom Features: Double Vanity,Dual
Flush Toilet,Exhaust Fan,Separate Shower(s),Soaking
Tub

Pool: Conventional: No

Laundry: Energy Star Qualified Dryer,Energy Star
Qualified Washer,Laundry Room

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Electric: Solar PV System

Fireplace Location: Other: None

Assoc Amenities: None

Green Features: Solar

Main Cooling: Ceiling Fans,Central
Air,Wall Unit(s)

Patio/Deck: Covered,Paver

Security: Alarm Installed,Carbon
Monoxide Detectors,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Elementary School: Desert Willow

Middle School: Desert Sky





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Street Maint

Association & Fees: HOA Amt (Monthly): \$11

Association & Fees: HOA Payment Frequency: Quarterly

