



## 904 CALLE TIKAL, SAHUARITA, AZ 85629, USA

<https://rehomes.us>

This single-story home features an open floor plan with wood-style vinyl plank flooring at the entry, great room, kitchen, and hallway. The spacious great room leads to a covered back patio. The modern kitchen showcases 42" upper cabinets, an island, pantry, and Whirlpool(r) stainless steel appliances. The primary suite boasts a walk-in closet, shower with [...]

**\$314,990**

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



**Eddie Holmes**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** irregular

**View:** Desert,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4400.00 sq ft

**MLS #:** 22320658

**Bathrooms Full:** 2

**List Number Main:** 22320658

**Municipality/Zoning:** Sahuarita - SP

**Township:** 17

## Description

**Legal Description:** ENTRADA DEL RIO 2 SQ20182490057 LOT 278

## Rooms

**Sauna Level:** Sahuarita

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

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

**Dining Areas:** Great Room

**Extra Room:** None

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

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

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

**Floor covering:** Carpet

**Floor Covering: Other:** porcelain tile & VPL

**Main House SqFt:** 1262.00 sq ft

**Stories:** One

**Fence:** Block



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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:** Entrada Del Rio

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Smart Panel,Smart Thermostat

**Special Listing Conditions:** No SPDS,Public Report

**Co-op Fee:** \$2

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** builder

**Assessments:** \$0

**Community:** Rancho Sahuarita

**Tax Code:** 303-83-5670

**Property Disclosures:** Affidavit of Disclosure

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** KB HOME Sales-Tucson Inc.

**Listing Office Address:** 3501 E. Speedway, Suite 101, Tucson, AZ 85716

**Listing Member Phone:** (520) 661-5340

**Listing Office Phone:** (520) 275-8215

**Listing Office Url:** <http://kbhome.com>

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Shower Only,Water  
Sense Shower Head

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Basketball  
Court,Exercise Facilities,Jogging/Bike  
Path,Lake,Park,Pool,Spa,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pool,Sauna,Spa/Hot  
Tub,Tennis Courts,Volleyball Court

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Sahuarita

**Middle School:** Sahuarita

**Elementary School:** Sahuarita

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$119

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

