



**\$374,900**

## **9084 ARBAB CT, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Owner/Agent. Located in Rita Ranch on a peaceful cul-de-sac and around the corner from the Safeway. A hop, skip and a jump to the Loop, Mesquite Elementary School and Purple Heart Park with its wonderful dog park. This house sits on a gorgeous, private 1/4 acre corner lot with no neighbors behind. Double drive thru [...]

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



**Gerald Vander-Heyden**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** 137 x 123 x 136 x 67

**View:** Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10993.00 sq ft

**MLS #:** 22405669

**Bathrooms Full:** 2

**List Number Main:** 22405669

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** THE WEST AT RITA RANCH (1 - 345)

Rooms

**Sauna Level:** Vail

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

**Extra Room:** None

**Kitchen Features:** Countertops: Corian

**Dining Areas:** Breakfast Bar,Dining Area

Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1346.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** 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:** Rita Ranch Amended

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

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-795-2100

**Home Protection: Plan By:** 2-10 Supreme

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-13-7270

**Property Disclosures:** Military Airport Vcty,None

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** West at Rita Ranch

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 216 E. Congress, Tucson, AZ 85701

**Listing Member Phone:** (520) 425-6451

**Listing Office Phone:** (520) 428-3338

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Insulated Windows,Plant Shelves,Split Bedroom Plan,Triple Pane Windows,Walk In Closet(s),Water Purifier

**Neighborhood Feature:** Jogging/Bike Path,Park,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Great Room

**Spa: Other:** 220 Volt Wiring Inst

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

**Assoc Amenities:** Park

**Fireplace:** Gas

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

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mica Mountain

**Elementary School:** Mesquite

**Middle School:** Desert Sky

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$12

**Assoc Fees Includes:** None

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

