



**\$370,000**

**9086 N SWEET ACACIA PL, TUCSON, AZ  
85742, USA**

<https://rehomes.us>

Move in Ready 4 bed/2bath in Northwest Tucson! Located in a cul-de-sac so very little traffic at your front door. Just painted inside and out with neutral colors. All appliances stay (washer, dryer, refrigerator, oven/stove, microwave). Garage was also newly painted for a finished look. Enjoy your shaded back patio while overlooking the large backyard! [...]

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



**Liane Wong**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2000

**Days On Market:** 21

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 50' x 128'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6407.00 sq ft

**MLS #:** 22325338

**Bathrooms Full:** 2

**List Number Main:** 22325338

**Municipality/Zoning:** Marana - CR5

**Township:** 12

Description

**Legal Description:** BLUFFS II (THE) Lot 0576

Rooms

**Sauna Level:**  
Amphitheater

**Extra Room:** None

**Dining Areas:** Dining Area

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

Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1618.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Bluffs (The) 2

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$150

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Tile, Telephone

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-797-3224

**Home Protection: Plan By:** Old Republic

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-05-3410

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

**Road Maintenance:** City

**Terms:** Cash, Conventional, FHA

---

## Listing Office

**ListingOfficeName:** Centra Realty

**Listing Office Address:** 532 N. 4th Ave. No. 100, Tucson, AZ 85705

**Listing Member Phone:** (520) 444-3432

**Listing Office Phone:** (520) 882-0767

**Listing Office Url:** <http://www.centra.com>

---

## Units Information



Unit Level: 1

---

## Amenities & Features

<b>Interior Features:</b> Dual Pane Windows,High Ceilings 9+	<b>Exterior Features:</b> Fountain
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> None
<b>Primary Bathroom Features:</b> Double Vanity,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> None
<b>Laundry:</b> Laundry Room	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Gas Pac
<b>Patio/Deck:</b> Covered,Slab	<b>Security:</b> Wrought Iron Security Door
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

---

## Nearby Schools

<b>High School:</b> Canyon Del Oro	<b>Middle School:</b> Cross
<b>Elementary School:</b> Mesa Verde	

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$105	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

