



**\$350,000**

## **9133 ARBAB CT, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Move-in ready home with tons of thoughtful upgrades! Enjoy a 2-year-old HVAC, stunning new granite countertops with matching cabinets and hardware in the kitchen, and an outdoor shed for additional storage. These complement the already gorgeous LVP floors, updated stainless steel appliances and soothing interior paint. This 3 bed, 2 bath split floor plan includes [...]

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



**Javier Olono**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1997

**Bathrooms Full:** 2

**List Number Main:** 22418246

**Municipality/Zoning:** Tucson - R1

**Township:** 15

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10894.00 sq ft

**MLS #:** 22418246

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** Irregular

**View:** Residential

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## Description

**Legal Description:** From Parcel:14113008C /West At Rita Ranch (The) Lot 248

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Gas Range,Microwave,Refrigerator

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1339.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Epoxy floors, Attached Garage/Carport

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

**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:** The West At Rita Ranch (1-345)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-13-7340

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Satellite Dish,Smart Thermostat



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 585-4720

**Listing Office Address:** 9172 S Houghton Rd No. 110, Tucson, AZ 85747

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 609-0272

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Misting System,Native Plants,Shed

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Gas

**Main Heating:** Energy Star Qualified Equipment,Natural Gas

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

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Desert Sky

**Elementary School:** Mesquite





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$12.42

**Assoc Fees Includes:** Common Area Maint

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

