



**\$275,000**

**919 E CHRISTMAS TREE LN, SUNSITES, AZ  
85625, USA**

<https://rehomes.us>

Exceptional 2BR/2BA with an extra den/office (or could be another bedroom if closet added) in Sunsites. Adjacent east LOT INCLUDED WITH SALE. Powder-coated METAL ROOF. High 9+ ceilings. Large kitchen w/breakfast bar, recessed lighting, open to dining room. Sliding door off DR to covered patio back yard. Fireplace in living room - very cozy with [...]

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



**Mary Farrar**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 10

**County:** Cochise

**Lot Acres:** 0.42 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 18300.00 sq ft

**MLS #:** 22313790

**Bathrooms Full:** 2

**List Number Main:** 22313790

**Municipality/Zoning:** Cochise - SR-8

**Township:** 17

Description

**Legal Description:** Arizona Sun Sites Lots 78 & 79 Block 78 8-07 LV MP BK

Rooms

**Sauna Level:** Other

**Kitchen Features:** Appliance Color: Other

**Extra Room:** Den,Office,Storage

**Kitchen Features:** Pantry: Cabinet

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

**Kitchen Features:** Dishwasher,Gas Oven,Gas Range,Lazy Susan,Microwave,Refrigerator

Building Details

**Lot Features:** East/West Exposure,North/South Exposure,Previously Developed,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1515.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

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

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

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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:** Arizona Sun Sites

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

**Horse Property:** No

**Electric: Electric Company:** SSVEC

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 25.00

**Road Type:** Paved

**Technology:** Metal, High Speed Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-18-410

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

**Road Maintenance:** County

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

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## Listing Office

**ListingOfficeName:** Glenn Realty, LLC

**Listing Office Address:** 298 E 4th St, Benson, AZ 85602

**Listing Member Phone:** (520) 508-2376

**Listing Office Phone:** (520) 940-0915

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Split Bedroom Plan,Storage

**Neighborhood Feature:** Lighted,Paved Street,Street  
Lights

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Slab

**Security:** Security Screens,Smoke Detector(s)

**Water:** City,Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Valley Union

**Elementary School:** Pearce

**Middle School:** Pearce

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## Fees and Taxes

**Tax Year:** 2022

