



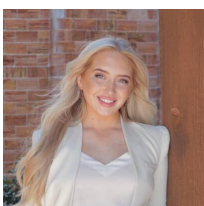
\$330,000

**9253 N TWINKLING SHADOWS WAY, TUCSON,
AZ 85743, USA**

<https://rehomes.us>

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

Charming Sierra floor plan nestled in a serene cul-de-sac of the desirable active adult community of Sunflower at Continental Ranch. A spacious living room with new carpet leads out to an easy care backyard. Kitchen includes honey-tone cabinets, glossy counters, newer built-in appliances, and a breakfast bar. Large main bedroom boasts a walk-in closet, bay [...]



Alicia Pastore

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2000

Days On Market: 26

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: IRREGULAR

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 7492.00 sq ft

MLS #: 22327181

Bathrooms Full: 2

List Number Main: 22327181

Municipality/Zoning: Marana - MHD

Township: 12

Description

Legal Description: Continental Ranch Sunflower Phase III Lot 396

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Garbage Disposal,Microwave

Kitchen Features: **Countertops:** Laminate

Kitchen Features: **Appliance Color:** Other

Extra Room: None

Building Details



Lot Features: Cul-De-Sac,East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Laminate

Floor Covering: Other: Linoleum

Main House SqFt: 1296.00 sq ft

Stories: One

Fence: Block

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: Continental Ranch Sunflower Ph. III (276-457)

Landscape - Front: Other: Desert Plantings

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: Sunflower

Accessibility Option: Door Levers

Section: 20

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Pre-Wired Srnd Snd,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Shrubs

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-10-2170

Property Disclosures: Insurance Claims History Report

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Realty Executives Arizona Terr

Listing Office Phone: (520) 207-0903

Listing Office Address: 6444 E Tanque Verde Rd, Tucson, AZ 85715

Listing Office Url: www.RealtyExAz.com

Listing Member Phone: (520) 981-0622

Amenities & Features

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

Neighborhood Feature: Exercise Facilities,Jogging/Bike Path,Lighted,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

Fireplace Location: Other: None

Assoc Amenities: Pickleball,Pool,Spa/Hot Tub,Tennis Courts

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Electric

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Shower Only

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Security: Security Screens,Smoke Detector(s),Wrought Iron Security Door

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Marana

Elementary School: Twin Peaks K-8

Middle School: Marana

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$122

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Semi-Annually

