



**\$418,999**

## **9307 N WHISPERING SHADOWS WAY, TUCSON, AZ 85743, USA**

<https://rehomes.us>

55+ Sunflower Community! San Marcos floor plan that backs up to incredible views of saguaro covered mountains. Spectacular sunsets from your own private backyard oasis. This 3 bedroom, 2 bath, with an expanded laundry are that can be used as an office or a hobby room. A frontyard courtyard greets you and is a fantastice [...]

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



**Daniel Grammar**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2001

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 60' x 105' x 60 x 105'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6098.00 sq ft

**MLS #:** 22322727

**Bathrooms Full:** 2

**List Number Main:** 22322727

**Municipality/Zoning:** Marana - F

**Township:** 12

Description

**Legal Description:** Continental Ranch Sunflower Ph III 276-457

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Storage

**Kitchen Features:** Pantry: Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1680.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,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:** Continental Ranch Sunflower Ph. III (276-457)

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

**Horse Property:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Continental Ranch

**Tax Code:** 226-10-1960

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

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Phone:** (520) 877-4940

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

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Exercise Facilities,Paved Street,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool,Recreation Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air

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

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Twin Peaks K-8

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

