



**\$430,000**

**9311 N BROKEN LANCE DR, TUCSON, AZ  
85742, USA**

<https://rehomes.us>

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

Welcome to this exquisite two-story home nestled in the desirable Overton Heights neighborhood! From the moment you arrive, you'll be captivated by the beautifully landscaped backyard that welcomes you into a serene oasis. The inviting interior boasts tasteful design and an open floor plan, creating an ideal setting for both relaxation and entertainment. With modern [...]



**Marsee Wilhems**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1992

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9235.00 sq ft

**MLS #:** 22321068

**Bathrooms Full:** 2

**List Number Main:** 22321068

**Municipality/Zoning:** Pima County - CR4

**Township:** 12

Description

**Legal Description:** From Parcel: 225020100/Overton Heights III 51-138

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Granite

**Kitchen Features: Pantry:** Closet

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Dining Area,Formal Dining Room

**Extra Room:** None

**Kitchen Features:** Dishwasher,Gas Oven,Refrigerator

Building Details

**Lot Features:** Borders Common Area

**Garage/Carport Feat:** Attached Garage/Carport

**# of Carport Spaces:** 0.00

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

**Basement:** No

**Construction:** Stucco Finish,Wood Frame

**Main House SqFt:** 1810.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** Two

**Style:** Contemporary

**Fence:** Block

**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:** Overton Heights III(51-138)

**Landscape - Front: Other:** Decorative Gravel, Flower Beds, Low Care, Natural Desert, 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:** None

**Tax Code:** 225-02-0670

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

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf, Decorative Gravel, Flower Beds, Sprinkler/Drip, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Ceiling Speakers, High Speed Internet, Smart Thermostat

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## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 5405 N Oracle Rd, ste 165, Tucson, AZ 85704

**Listing Member Phone:** (520) 885-9000

**Listing Office Phone:** (520) 885-9000

**Listing Office Url:**  
<http://exprealty.com>

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## Amenities & Features



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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Central  
Air,Evaporative Cooling

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Fountain

**Neighborhood Feature:**  
Lighted,Sidewalks

**Fireplace Location: Other:** Family Room

**Assoc Amenities:** None

**Fireplace:** Bee Hive,Gas

**Main Heating:** Forced Air

**Security:** Cameras

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**Elementary School:** Ironwood

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$14

**Assoc Fees Includes:** Common Area Maint

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

