



\$325,000

**9447 N WHISPERING SHADOWS WAY,
TUCSON, AZ 85743, USA**

<https://rehomes.us>

- 1 bed
- 2.00 baths
- Single Family Residence
- Residential
- Active

Nestled in the sought-after 55+ community of Sunflower, this Sunrise model epitomizes comfortable living. This thoughtfully designed residence spans an open floor plan, inviting an abundance of natural light. The living area is a cozy retreat, adorned with tasteful decor, and seamlessly connects to the well-appointed kitchen featuring quartz countertops, pantry & new dishwasher. The [...]



Christine Schaefer

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2001

Days On Market: 9

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 45' x 110' x 49' x 110

View: Mountains

Type: Single Family Residence

Bedrooms: 1 bed

Lot size: 5184.00 sq ft

MLS #: 22402734

Bathrooms Full: 2

List Number Main: 22402734

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: Continental Ranch Sunflower Phase III Lot 298

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Breakfast Bar,Breakfast Nook

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Hookup Available,Lazy Susan,Microwave,Refrigerator

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** White

Extra Room: Office

Building Details



Lot Features: East/West Exposure

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco,Stucco Finish

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Ceramic Tile

Floor Covering: Other: Luxury Vinyl Plank

Main House SqFt: 1114.00 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: Decorative Gravel,Desert Plantings,Shrubs,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$215

Association & Fees: HOA Telephone: 520-572-9782

Accessibility Option: Door Levers

Section: 20

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,None,Smart Thermostat,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Sunflower

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Tax Code: 226-10-1190

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 668-5037

Listing Office Phone: (520) 318-5290

Listing Office Url:
<https://www.tierraantigua.com/>

Units Information



Unit Level: 1

Amenities & Features

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

Neighborhood Feature: Exercise Facilities,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts,Walking Trail

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: In Garage

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Shower Only

Patio/Deck: Other: Flag Stone

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

Fireplace: None

Main Heating: Forced Air,Natural Gas

Security: None

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Marana

Middle School: Marana

Elementary School: Twin Peaks K-8

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

