



\$449,000

**9449 N WEATHER HILL DR, TUCSON, AZ
85743, USA**

<https://rehomes.us>

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

This 2-story home with 4 large and spacious bedrooms and 2.5 baths on an oversize lot with a tandem 3 car garage, is clean and ready to move in. The backyard has artificial turf, a full length covered patio, vegetable garden and fruit trees. There is plenty of storage, from under the stairs to walk-in [...]



Sheri Burns

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2001

Bathrooms Full: 2

List Number Main: 22316544

Municipality/Zoning: Marana - SP

Township: 12

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7679.00 sq ft

MLS #: 22316544

County: Pima

Lot Acres: 0.18 acres

Lot Dimensions: 120 x 64 (approx)

View: Residential,Sunset

Description

Legal Description: Continental Ranch Pcls 36-38 & 40 Lot 0309 Phase III CMID .22 AC

Rooms

Sauna Level: Marana

Extra Room: Other: Attic semi-finished

Kitchen Features: Dishwasher,Gas Oven,Gas Range,Microwave,Prep Sink,Refrigerator

Kitchen Features: Appliance Color: Black

Dining Areas: Formal Dining Room

Building Details

Lot Features: East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2456.00 sq ft

Stories: Two

Fence: Block

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

Floor covering: Carpet, Ceramic Tile, Engineered Wood

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing



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 (1-148)

Landscape - Front: **Other:** Decorative Gravel,Low Care,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: **Other:** Decorative Gravel,Flower Beds,Sprinkler/Drip,Trees,Vegetable Garden

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Cont Ranch Comm Assn

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Fire Protection: Included in Taxes

Range: 21.00

Road Type: Paved

Technology: Tile, Cable TV,Ceiling Speakers,High Speed Internet,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$130

Association & Fees: HOA Telephone: 520-297-7600

Accessibility Option: None

Section: 12

Attribution Contact:
sburns@longrealty.com

Tax Code: 226-16-1040

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 975-6414

Listing Office Phone: (520) 918-6500

Listing Office Url:
<http://www.LongRealty.com>



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings
9+,Walk In Closet(s),Water Purifier,Water Softener

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Separate Shower(s),Soaking Tub

Patio/Deck: Other: Extended Brick Patio

Assoc Amenities: Park,Pool

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Shed

Neighborhood Feature: Jogging/Bike
Path,Park,Pool

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Laundry Room,Storage

Main Cooling: Central Air,Gas,Zoned

Patio/Deck: Covered,Patio

Security: Prewired,Smoke Detector(s)

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: 2022

**Association & Fees: HOA Amt
(Monthly):** \$27

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Semi-Annually

