



**\$349,000**

## **9546 E DUNNIGAN DR, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Welcome to this lovely home situated in the desirable neighborhood of Rita Ranch. This home offers an abundance of space and comfort, featuring 4 bedrooms, 2 bathrooms and a huge .239 acre lot. Upon entering you'll be greeted by a welcoming foyer that leads to an inviting living room with fireplace, separate dining room, newly [...]

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



**Michelle Marshall**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1994

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 71'x127'x91'x131'

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 10411.00 sq ft

**MLS #:** 22313648

**Bathrooms Full:** 2

**List Number Main:** 22313648

**Municipality/Zoning:** Tucson - R1

**Township:** 15

## Description

**Legal Description:** From Parcel:139541800 /Elliott Homes At Rita Ranch Lot 153 (M&P 40/18) (Formerly 139-54-1800)

## Rooms

**Sauna Level:** Vail

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** None

## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** Yes

**Main House SqFt:** 2156.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Elliott Homes At Rita Ranch (1-521)

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rita Ranch

**Tax Code:** 141-14-1800

**Property Disclosures:** Military Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** City

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

---

## Listing Office

**ListingOfficeName:** Realty One Group Integrity

**Listing Office Address:** 1360 W Invington Road, Suite 260, Tucson, AZ 85746

**Listing Office Phone:** (520) 906-0769

**Listing Member Phone:** (520) 907-3774

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Family Room

**Laundry:** Dryer,Gas Dryer Hookup,Laundry Closet,Washer

**Fireplace:** Gas

**Main Heating:** Forced Air

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** Pool,Sidewalks

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

**Pool: Conventional:** No

**Green Features:** Solar

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Desert Willow

**Middle School:** Desert Sky

---

## Fees and Taxes

**Tax Year:** 2022

