



\$399,000

**9691 N ARCH CANYON PL, TUCSON, AZ
85743, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active

Are you looking for a spacious home in the desirable 55+ community of Sunflower? This 2bd/2ba + den San Gabriel model has been well maintained by the original owner. Enjoy your morning coffee or evening cocktail while taking in the views from the screened in back patio. The backyard allows for privacy with no rear [...]



Michele Biller

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1999

Days On Market: 3

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Irregular

View: Mountains,Sunset

Type: Townhouse

Bedrooms: 2 beds

Lot size: 7100.00 sq ft

MLS #: 22315592

Bathrooms Full: 2

List Number Main: 22315592

Municipality/Zoning: Marana - F

Township: 12

Description

Legal Description: CONTINENTAL RANCH SUNFLOWER PHASE II LOT 169

Rooms

Sauna Level: Marana

Kitchen Features: Pantry:
Closet

Extra Room: Den,Office

Kitchen Features: Countertops: Corian

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Range,Exhaust
Fan,Garbage Disposal,Lazy Susan,Refrigerator

Building Details

Lot Features: Adjacent to Wash

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1825.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Carpet, Laminate

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: Continental Ranch Sunflower Phase II (142-275)

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: Sunflower Comm Assoc

Home Protection: Offered: No

Assessments: \$0

Community: Continental Ranch

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Alarm System,Cable TV

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-572-9783

Accessibility Option: None

Section: 16

Attribution Contact: 520-780-1469

Tax Code: 226-11-5160

Property Disclosures: Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,VA

Listing Office

ListingOfficeName: Tierra Antigua Realty

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

Listing Member Phone: (520) 780-1469

Listing Office Phone: (520) 318-5290

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



Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Exhaust Fan,Separate Shower(s),Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air

Security: Alarm Installed

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Native Plants

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Park,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Walking Trail

Fireplace Location: Other: None

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Screened

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Marana

Middle School: Twin Peaks K-8

Elementary School: Twin Peaks K-8

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Amt (Monthly): \$109

Association & Fees: HOA Payment Frequency: Semi-Annually

