



**\$518,653**

## **9734 E HOLBERT TRL, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Jade plan with Craftsman elevation. Enter through inviting foyer which leads to open Great Room, kitchen, dining area and continues to covered patio from 12' centered sliding glass door. Beautiful Gourmet kitchen features granite counters, tiled backsplash, upgraded cabinets, 36" gas cooktop, electric oven, built-in microwave & walk-in pantry. Owner's suite has huge walk-in closet, [...]

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



**Marian Soto**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2022

**Days On Market:** 59

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 65x100

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6499.00 sq ft

**MLS #:** 22309471

**Bathrooms Full:** 2

**List Number Main:** 22309471

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** SAGUARO TRAILS BLOCK 6 SQ20211440564 LOT 250

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Gas Cooktop,Island,Microwave

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Main House SqFt:** 2105.00 sq ft

**Stories:** One

**Fence:** Block



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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:** Saguaro Trails Block 6

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 2

**Tax Code:** 141-02-4470

**Property Disclosures:** Unknown

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Mattamy Tucson LLC

**Listing Office Address:** 3561 E. Sunrise Dr., Suite 247, Tucson, AZ 85718

**Listing Office Phone:** (520) 297-6850

**Listing Office Url:**  
<http://www.mattamyhomes.com>

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## Amenities & Features



**Interior Features:** Dual Pane Windows,ENERGY STAR Qualified Windows,High Ceilings 9+,Low Emissivity Windows,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Prewired,Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Park,Paved Street,Pool,Rec Center,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool,Recreation Room

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Senita Elementary

**Middle School:** Rincon Vista

## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$93

**Assoc Fees Includes:** Common Area Maint

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

