



**\$498,846**

**9735 E CARR PEAK TRL, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Jade floorplan with Craftsman elevation. Charming 3-bedroom home featuring an open greatroom design that seamlessly connects to a gourmet kitchen with a center island and gas cook-top. Enjoy the elegance of granite counters and a tiled backsplash, complemented by a convenient walk-in pantry. The home boasts an inviting ambiance with 8' interior doors and includes [...]

- 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:** 2023

**Bathrooms Full:** 2

**List Number Main:** 22318325

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5700.00 sq ft

**MLS #:** 22318325

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 60x95

**View:** Residential

## Description

**Legal Description:** SAGUARO TRAILS BLOCK 6 SQ20211440564 LOT 240

## Rooms

**Sauna Level:** Vail

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

**Extra Room: Other:** Flex room

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

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

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

## Building Details

**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2105.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** 141-02-4370

**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 Ste 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

**Main Cooling:** Central Air,ENERGY STAR  
Qualified Equipment

**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:** Energy Star Qualified  
Equipment,Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Rincon Vista

**Elementary School:** Senita Elementary

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## Fees and Taxes

**Tax Year:** 2023

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

**Assoc Fees Includes:** Common Area Maint

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

