



\$438,831

**9769 E COPPER GLANCE TRL, TUCSON, AZ
85747, USA**

<https://rehomes.us>

Modern Emory plan with Craftsman elevation is a 3-bedroom home featuring a flexible bonus room, spacious open great room, and elegant 8-foot interior doors. Equipped with a 2-car garage for convenience, a gas BBQ stub-out for outdoor cooking, and stylish granite countertops adding a touch of sophistication to the living space

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



Marian Soto

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2023

Days On Market: 51

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 50x95

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 4750.00 sq ft

MLS #: 22325197

Bathrooms Full: 2

List Number Main: 22325197

Municipality/Zoning: Tucson - PAD

Township: 15

Description

Legal Description: SAGUARO TRAILS BLOCK 6 SQ20211440564 LOT 222

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

Extra Room: Other: Flex room

Kitchen Features: Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Dining Area

Building Details



Lot Features: Subdivided
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 1736.00 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

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed. **Special Listing Conditions:** None

Subdivision Name: Saguaro Trails Block 6

Co-op Fee: \$3

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

Direction: E

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TEP

Landscape - Rear: Other: None

Driveway: Paved: Concrete

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA: Yes

Home Protection: Plan By: Builder

Accessibility Option: Door Levers

Assessments: \$0

Section: 2

Fire Protection: Included in Taxes

Tax Code: 141-02-4190

Range: 15.00

Property Disclosures: Unknown

Road Type: Paved

Road Maintenance: City

Technology: Tile, Cable TV,High Speed Internet **Terms:** Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Mattamy Tucson LLC

Listing Office Phone: (520) 297-6850

Listing Office Address: 3561 E Sunrise Dr Ste 247, Tucson, AZ 85718

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



Amenities & Features

Interior Features: Dual Pane
Windows,Energy Star Qualified,ENERGY STAR
Qualified Windows,Low Emissivity
Windows,Split Bedroom Plan,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

Nearby Schools

High School: Vail Dist Opt

Middle School: Rincon Vista

Elementary School: Senita Elementary

Fees and Taxes

Tax Year: 2023

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

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

