



**\$395,000**

## 977 CALLE TOLIMA, SAHUARITA, AZ 85629, USA

<https://rehomes.us>

Better than new in sought after Rancho Sahuarita! Boasting an exquisite blend of comfort, style and modernity, this home offers the perfect balance for a discerning buyer. As you step inside, you'll be greeted by an inviting & spacious living area full of natural light. The open floor plan seamlessly connects the living room, dining [...]

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



**Sonya Lucero**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Bathrooms Full:** 2

**List Number Main:** 22314270

**Municipality/Zoning:** Sahuarita - R1

**Township:** 17

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5227.00 sq ft

**MLS #:** 22314270

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** 110x47

**View:** None

## Description

**Legal Description:** ENTRADA DEL RIO LOT 91 SQ20170300657

## Rooms

**Sauna Level:** Sahuarita

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

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

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

**Kitchen Features:** Countertops: quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1878.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing



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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:** Entrada Del Rio

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

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Flower Beds,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 11

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Tele Lines

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Sahuarita

**Tax Code:** 303-83-0910

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Phone:** (520) 207-0903

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Low Emissivity Windows,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Slab

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Jogging/Bike Path,Lake,Lighted,Park,Pool,Rec Center,Spa

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool,Recreation Room,Spa/Hot Tub

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** None

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Sahuarita

**Middle School:** Sahuarita

**Elementary School:** Sahuarita

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## Fees and Taxes

**Tax Year:** 2020

**Association & Fees: HOA Amt (Monthly):** \$119

**Assoc Fees Includes:** Common Area Maint

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

