



**\$525,000**

**9961 E CHIVA FLS TRL, TUCSON, AZ 85747, USA**

<https://rehomes.us>

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

Wonderful family, energy-efficient home with all the bells and whistles. This home offers numerous upgrades including a huge entryway & oversized patio doors leading to a north face back yard. Upgrades in backyard include an extended covered patio, brick pavers, rosebushes, artificial turf, a propane, barbecue, And a drip system that actually works! Inside upgrades [...]



**Devi Clinton**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2021

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 60' x 100' x 60' x 100'

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6011.00 sq ft

**MLS #:** 22407410

**Bathrooms Full:** 2

**List Number Main:** 22407410

**Municipality/Zoning:** Tucson - PAD-30

**Township:** 15

Description

**Legal Description:** SAGUARO TRAILS BLOCK 4 SQ20193540791 LOT 54

Rooms

**Sauna Level:** Vail

**Kitchen Features: Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,None

**Laundry Level:** hook up for sink

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

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

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

Building Details



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

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** Wood Look Tile

**Main House SqFt:** 2105.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Basement:** No

**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:** Saguaro Trails Block 4

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Smart Panel

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 2

**Tax Code:** 141-02-2500

**Property Disclosures:** Insurance Claims History Report,Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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

Listing Office



**ListingOfficeName:** OMNI Homes International

**Listing Office Address:** 7189 E Tanque Verde Rd,  
Tucson, AZ 85715

**Listing Office Phone:** (520)  
474-1711

**Listing Member Phone:** (520)  
631-4567

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual  
Pane Windows,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry  
Room,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ

**Neighborhood Feature:** Athletic  
Facilities,Basketball Court,Jogging/Bike  
Path,Lighted,Park,Pool,Rec Center,Sidewalks,Walking  
Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pool

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

## Nearby Schools

**High School:** Mica Mountain

**Elementary School:** Mesquite

**Middle School:** Old Vail

## Fees and Taxes



**Tax Year:** 2023

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

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint

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

