

3673 N Lost Chestnut Drive Tucson, AZ 85719 Pima Pima County GIS | Pima County Assessor

21212268 Residential Pending 240,000

Charter Capital Realty
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|------------------------------------|--------------------|-----------------------------|-----------|------------------------------|--------------|
| Property Sub-Type: | Single Family | Construction Status: | Existing | List Price/SqFt: | 120 |
| Area: | Central | Cross Block: | 1590 - E | Tax Code: | 113-01-4470 |
| Town/Rng/Sec: Town/Rng/Sec: | 13/14/30 | Taxes: | 2,647.86 | Community: | None |
| Subdivision: | Crest Ranch (1-79) | TAR/MLS Keysafe: | Yes | Tax Year: | 2010 |
| Municipality/Zoning: | Tucson - R2 | Assessments: | 0 | Home Protection Plan: | None |
| Fire Prot Incl Taxes: | Yes | HOA Frequency: | Quarterly | REO: | No |
| Range Max/MIN: | | | | Short Sale: | No |
| HOA Fee Amt P/Month: | 100 | | | Ownership: | FEE (Simple) |
| Year Built: | 1999 | | | | |

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|------------------------|----------|-----------------------------|-------|-----------------------------|--------------|
| Full Baths: | 2 | Bedrooms: | 4 | # of Fireplaces: | 1 |
| 3/4 Baths: | 0 | List Price/SqFt: | 120 | # of Stories: | 1 |
| 1/2 Baths: | 1 | Lot Sqft: | 4,792 | School District: | Amphitheater |
| 1/4 Baths: | 0 | Lot Acres: | 0.11 | Elementary School: | Holaway |
| Total Baths: | 3 | Lot Size Price/SqFt: | 50.08 | Middle School: | Amphitheater |
| Combined SqFt: | 2,000 | # of Garage Spaces: | 2 | High School: | Amphitheater |
| Source of SqFt: | Assessor | # of Carport Spaces: | 0 | Municipal Flood Req: | |
| Builder Name: | | # of Covered Prkng: | 2 | FEMA Flood Ins Req: | No |

Remarks: What a gem! Lovely 4 bedroom, 2.5 baths home conveniently located in central Tucson. Minutes to UA/UMC, shopping, dining and Rillito River Path (cycling, jogging & walking. Mountain Avenue provides easy access to UA with biking lane. True pride of ownership in this home which features scored concrete floors, new carpet, new paint, new refrigerator and stove, upgraded ceiling fans and storage cabinets in garage. Greatroom opens up from the kitchen. Living room has rounded bay windows sets elegant entry ambience. Master bedroom features deep tub, separate shower, walk-in closet, permanent security safe door opens to new flagstone patio. Nicely landscaped front and rear. Community pool for lounging and cooling off.

Legal Description: Cresh Ranch lot 50

Directions: Campbell/Prince - west to Crest Ranch Drive, north to Painted Colt Loop, east to Lost Chestnut, then north to address

Miscellaneous: DPR Eligible: Yes; Adult Community: No; Athletic Facilities: No; Basement: No; Cable Available: Yes; Deed Restrictions: Yes; Disability Adapted: No; Dividable Lot: No; Fix Up: No; Gated Community: No; Horse Facilities: No; Horses Allowed: No; Interior Steps: No; On Golf Course: No; Paved Street: Yes; Split Bedroom Plan: Yes; Split Level: No; Subdivided Lots: Yes

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| Air Conditioning: Central | Financial Status: REO: No; Short Sale: No | Pool: Community |
| Breakfast: Bar | Guest Facilities: None | Patio: Covered |
| Construction: Frame - Stucco | Green Features: | Resource Efficiency: |
| Certifications: | Gas: SWG | Roof: Built-Up - Reflect |
| Documents: | Heating: Forced Air - Gas | RV Parking: None |
| Dining Room: Area | Indoor Envir Quality: | Security: Alarm Installed |
| Evap Cooler: None | Laundry: Room | Spa: None |
| Environmental Disc: Unknown | Landscape - Front: Low Care | Sewer: Connected |
| Energy Efficiency: | Location, Lot Design: | Terms: Cash; Conventional; FHA; Submit |
| Extra Room: None | Landscape - Rear: Low Care | View: None |
| Facilities: None | Mobile Home: | Window Cover: Stay |
| Floor Covering: Carpet; Concrete | New Construction: | Water Efficiency: |
| Fence: Block | Other Green Features: | Water: City Water |
| Location Fireplace: Family Room | | |
| Living Areas: Great Room | | |

Listing Provided Courtesy Of : TR Realty & Investments

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Prepared by Patrick Connor on Monday, July 23, 2012 3:24 PM

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