


CLIENT DETAIL REPORT

MLS#: 21613881 **Residential / Single Family Residence** **Const. Status:** Existing **Status:** Active **List Price:** 649,000

 <p style="font-size: small; margin-top: 5px;">©2016 TARMLS</p>	<p>Comb. SqFt / - / Source: 3,135 / Owner Year Built: 1988 Area: Northwest Municipality/Zoning: Pima County - GR1 County: Pima Year/Taxes: 2015 / 6,470.09 HOA Fee Amt P/Month: 0 HOA Frequency: School District: Amphitheater Elementary School: Coronado K-8 Middle School: Coronado K-8 High School: Ironwood Ridge Subdivision: N/A Community: None</p>	<p>Marketing Range: - List Price/SqFt: 207.01 TRS: 11 / 14 / 23 Lot Acres: 2 Lot Dimensions: 269 X 323 Lot Sqft: 87,120 Lot Size Source: Surveyor Tax Code: 222-49-006E Assessments: 0.00 Ownership: FEE (Simple) FEMA Flood Ins Req: No Municipal Flood Req: No Fire Prot Incl Taxes: Yes Terms: Cash; Conventional Cross Block: 15200 - S Pima County GIS</p>
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Address: 5048 E Golder Ranch Drive, Tucson, AZ 85739
Directions: GOLDER RANCH AND ORACLE GO EAST TO MAILBOXES (2 MILES) AND CROSS CATTLE GUARD & GO STRAIGHT (SOUTH) APPROXIMATELY 1 AND 1/4 MILES AND LOOK FOR DRIVEWAY THAT GOES LEFT (NORTH) & FOLLOW TO ADDRESS
Legal Description: TO BE FURNISHED BY TITLE

<p>Bedrooms:3 Total Baths:2 (2-0-0 -0) Main House SqFt: 3,135 Dining Room: Area Living Areas: Great Room Breakfast: Nook Guest Facilities: None Laundry: Room Extra Room: Loft; Rec Room</p>	<p>Pool: None Spa: None Patio: Covered Window Cover: None HmeProt: Yes RV Parking: Space Available Landscape - Front: Low Care Landscape - Rear: Low Care Environmental Discl: Unknown</p>	<p>Construction: Combo Style: Spanish # of Stories: 2 # of Garage Spaces:2 # of Carport Spaces: 0 Roof: Built-Up Fence: Combo #Fireplaces/Loc: 1 / Living Room Floor Covering: Carpet; Mexican View: Mountain</p>	<p>New Construction: A/C: Central Evap: Central Heat: Forced Air - Elec Gas: None Water: Lago Del Oro Sewer: Septic Short Sale: No REO: No</p>
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Appliances: Disposal; Garage Door Opener; Microwave; Oven/Stove; Refrigerator
Miscellaneous: **Adult Community:**No **Athletic Facilities:**No **Basement:**Yes **Cable Available:**Yes **Deed Restrictions:**No **Disability Adapted:**No **Dividable Lot:**No **Fix Up:**No **Gated Community:**No **Horse Facilities:**No **Horses Allowed:**Yes **Interior Steps:**Yes **On Golf Course:**No **Paved Street:**No **Split Bedroom Plan:**Yes **Split Level:**Yes **Subdivided Lots:**No
Facilities: None
Green Features:

Terms: Cash; Conventional **Loan Information:**

Remarks: Two private acres with 3135 sq ft 2 story home. Also includes 26' X 16' basement (game room) & 12' X 11' 3rd floor cupola/study, (not counted in SQFT of home). Horses are allowed & location is in a mesquite mosque in the Sutherland Valley. Home has been completely updated from mechanical, roof, porches, kitchen & baths. Unique !! GO SHOW...VACANT ON iBOX BT LE..This property was part of a 7 acre with 2 homes and a barn and the Real Estate taxes will be reduced & there will be a NEW TAX ID parcel # in the next 3 months. It is a portion of the parent parcel.

Listing Provided Courtesy Of: Charter Capital Realty

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