



Multiple Listing Service, Inc.

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Residential Detail Report (Client)

Listings as of 11/05/09 at 11:54am

Page 1

MLS#: 20922496 Type: Single Family Res. Active LP: \$2,100,000



TARMLS

[See Additional Pictures](#)

SqFt+/-: 4200 **Source:** Owner
Year Built: 1960 **Area:** SE - Southeast
Municipality/Zoning: Pima County - SR **TRS:** 15 16 14
County: Pima **Lot Dimensions:** irregular parcel (Approx. 70 acres) **Acres+/-:** 70.000
Year/Taxes: 2008 / \$9,000 **Tax Code:** 205-86-0340 **Assessments:** 0
Assoc. Fee/Month: **Freq.Paid:** **Ownership:** Fee (Simple)
School District: Vail **Fire Protect in Taxes:** No
High: Cienega
Middle: Old Vail
Elem: Acacia
Terms: Conventional, Cash
Subdivision: Unsubdivided
Community: **Cross Block:** 7400 - South

14545 E Rincon Creek Ranch Rd E

Unit: **City:** Tucson

State: AZ **Zip:** 85747-9449

Directions: AT Old Spanish Trail & Camino Loma Alta go East half a mile; RIGHT on Rincon Creek Ranch Road past two cattle guards, cross creek to 1ST drive on LEFT

Legal: Long legal(A Portion of Sections 14 & 23)for both parcels 205-86-0340 & 205-75-0200.

Bdrm: 4	Pool: Conventional	Style: Ranch	A/C: Central	Garage: 2	=LOANS = Bal.: Interest: Qualify: Assume: No Payment: Lvl Pmt: Type: Lender: Loan#: Other Loans Bal: Cash to Avail Fin: \$2,100,000
Bath: 4 (3 0 1 0)	Spa: None	#Story: 1	Evap: Central	Carpport: 10	
Dining: Area	WindwCov: Stay	SplitLvl: No	Heat: Zoned Gas	Gated: No	
FamRm: Great Room	IntStep: Yes	PavedSt: No	Gas: Bottled	HrseAlwd: Yes	
Brkfst: Area	SplitBdrm: Yes	DivdLot: Yes	Water: Well	HrseFac: Yes	
GuestFac: None	Basement: No	SubLot: No	Sewer: Septic	FrtLand: Low Care	
Laundry: Room	HmeProt: available	DeedRs: No	Cable: Yes	RrLand: Combo	
#FirePlaces: 4 FP Location: Living Room, Family Room, Master Bedroom, Den					
Patio: Covered View: Combo Fixup: No					
Floor Covering: Carpet, Ceramic, Concrete, Mexican, Wood					
Construction: Burnt Adobe					
Roof: Built Up-Reflect					
Fence: Combo					
Security: Alarm Installed					
RvParking: Space Available					
Disability Adapted: No Features:					
OnGolfCourse: No Athletic: Facilities: Lighted, Additional					
Environmental: Endangered Species					
Extra Room: Storage, Den, Workshop, Arizona Room					
Appliances: Dishwasher, Oven/Stove, Disposal, Refrigerator, Garage, Washer, Microwave, Satellite Dish					

Remarks: Bisected by Rincon Creek this 70 acre OASIS of lush Mesquite Bosque is @ 3100 ft elevation. The burnt adobe/stucco Home has hardwood doors & a rugged western character with modern updates. The 14' high ceilings in the Living/family/great rooms have exposed timbers throughout. The home has 3 zones of heating, cooling & AC. An enclosed sun porch adjoins the 20x40 pool area. There are 2 carports & a 2 car garage garage. Seperate 20x40 workshop.

Listing Office: Charter Capital Realty

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