




<b>Presented By:</b>	Pat Connor/ Charter Capital Realty	<b>Office:</b>	Charter Capital Realty
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## Residential Detail Report (Client)

Listings as of 08/14/07 at 4:19pm

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<b>MLS#: 2608860</b>	<b>Type: Single Family Res.</b>	<b>Sold</b>	<b>SP: \$1,275,000</b>	<b>LP: \$1,375,000</b>
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[See Additional Pictures](#)

**SqFt+/-:** 4151      **Source:** Appraiser

**Year Built:** 1970      **Area:** N - North      **TRS:** 13 14 8

**Municipality/Zoning:** Pima County - CR1      **Acres+/-:** 2.000

**County:** Pima      **Lot Dimensions:** 250.45x70x370.85

**Year/Taxes:** 2004 / \$4,400      **Tax Code:** 108-11-0460      **Assessments:** 0

**Assoc. Fee/Month:** \$0      **Freq.Paid:**      **Ownership:** Fee (Simple)

**School District:** Catalina Foothills      **Flood Ins. Req'd.:** No

**High:** Catalina Fthls      **Fire Protect in Taxes:** No

**Middle:** Orange Grove

**Elem:** Manzanita

**Terms:** Cash to Loan, Cash, Submit

**Subdivision:** Catalina Foothills Est 6

**Community:**      **Cross Block:** 2 - North

**6160 N Piedra Seca**      **Unit:**      **City:** Tucson      **State:** AZ      **Zip:** 85718-3108

**Directions:** North on campbell from river , east on piedra seca to add.

**Legal:** catalina foothills estates no 6 lot 46

<b>Bdrm:</b> 4	<b>Pool:</b> Conventional	<b>Style:</b> Mediterranean	<b>A/C:</b> Zone	<b>Garage:</b> 4	<b>=LOANS =</b>
<b>Bath:</b> 5 (5 0 0 0)	<b>Spa:</b> None	<b>#Story:</b> 1	<b>Evap:</b> None	<b>Carport:</b> 0	<b>Bal.:</b>
<b>Dining:</b> Area	<b>WindwCov:</b> Stay	<b>SplitLvl:</b> No	<b>Heat:</b> FAG	<b>Gated:</b> No	<b>Interest:</b>
<b>FamRm:</b> Separate	<b>IntStep:</b> Yes	<b>PavedSt:</b> Yes	<b>Gas:</b> SWG	<b>HrseAlwd:</b> Yes	<b>Qualify:</b>
<b>Brkfast:</b> Area	<b>SplitBdrm:</b> Yes	<b>DivdLot:</b> Yes	<b>Water:</b> City	<b>HrseFac:</b> No	<b>Assume:</b> No
<b>GuestFac:</b> None	<b>Basement:</b> Yes	<b>SubLot:</b> No	<b>Sewer:</b> Septic	<b>FrtLand:</b> Low Care	<b>Payment:</b>
<b>Laundry:</b> Room	<b>HmeProt:</b> yes	<b>DeedRs:</b> Yes	<b>Cable:</b> Yes	<b>RrLand:</b> Grass	<b>Lvl Pmt:</b>
<b>#FirePlaces:</b> 5 <b>FP Location:</b> Living Room, Family Room, Master Bedroom, Other					<b>Type:</b>
<b>Patio:</b> Covered <b>View:</b> Combo					<b>Lender:</b>
<b>Floor Covering:</b> Concrete, Wood, Natural Stone					<b>Loan#:</b>
<b>Construction:</b> Burnt Adobe					<b>Other Loans</b>
<b>Roof:</b> Built Up-Reflect					<b>Bal:</b>
<b>Fence:</b> Masonry Stucco					<b>Cash to Avail</b>
<b>Security:</b> Alarm Installed					<b>Fin:</b> \$1575000
<b>RvParking:</b> None					
<b>Disability Adapted:</b> No <b>Features:</b>					
<b>OnGolfCourse:</b> No <b>Athletic:</b> No <b>Facilities:</b> None					
<b>Environmental:</b> Unknown					
<b>Extra Room:</b> None					
<b>Appliances:</b> Dishwasher, Oven/Stove, Disposal, Refrigerator, Garage, Alarm					

**Remarks:** Enter this home through a quaint courtyard w/fountain. Enjoy the high ceilings w/beautiful beams and fabulous fp sweeping city views with majestic mountain views. Every bdrm has its own ba and courtyard. Unbelievable home designed by Louis Hall and graciously remodeled by current owner. Must see to really appreciate. Park like garden with loads of grass. Listed below appraisal! Price just reduced! Make an offer!!

**Listing Office:** Sinclair Associates

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