

CLIENT FULL DETAIL REPORT

MLS#: 22217426 **Dwelling Type:** Residential/Single Family Residence **Status:** Active **List Price:** 495,000



Combined SqFt: 1,643
Main House SqFt: 1,643
Guest House SqFt: 0
Source of SqFt: Floor Plan
Bedrooms: 3
Total Baths (Full-1/2): 2 (2-0)
Lot Acres: 0.11
Year Built: 2022
Stories: One

Comparable Only Listing: No
Area: Central
Subdivision: McKinley Park Amended
Community: None
Tax Code: 116-16-165A
Tax Year/Taxes: 2021 / 265.03
Assessments: 0
Method of Title: Fee (Simple)
Range Min - Max: -
Co-Op Fee: 3.0%
Variable Commission: No

Address: 1045 N Anita Avenue, Tucson, AZ 85705

County: Pima **Country:** USA [Pima County GIS](#)

Legal Description: McKinley Park Lot 18 BLK 7 EXC W50'

Directions: From 6th Street (St Mary's) and Main (Granada), north to Davis, west to Anita, north to address.

# Garage	0	Construction	Frame - Stucco	Municipality/Zoning	Tucson - C1
# Carport	0	Style	Bungalow; Contemporary; Southwestern	School District	TUSD
# of Covered Parking	0	Const. Status	Existing	Elementary School	Davis Bilingual Magnet
Unit Level	1	Basement	No	Middle School	Maxwell K-8
T/R/S	14/ 13/ 11	Horse Property	No	High School	Tucson
Lot Dimensions	50 x 100	Horse Facilities	No	Fire Protection	Included in Taxes
Lot Acres	0.11	List \$/SqFt	301.28	FEMA Flood Ins Req	No
Lot Sq Ft	5,000	Lot Size \$/SqFt	99	Municipal Flood Req	No
Lot Size Source	Assessor	Road Type	Paved	Ownership	
		Road Maintenance	City		

Property Description

New single family home on prominent corner lot with rare C-1 zoning in Barrio Anita. Urban infill new construction with corner-market entrance and design. High-quality efficient 2x6 construction with closed-cell foam (roof) insulation for a very quiet and solid feel. Large great room with 12' ceiling height, kitchen with island, laundry room with pantry & storage, guest bath, 2 large guest bedrooms with ample storage, and a private master suite with porch. Design features concrete floors, exposed beams, high ceiling height, engineered quartz counters, modern cabinetry and beautiful lighting. Includes refrigerator, dishwasher, gas range, washer, dryer, tankless hot water, and HVAC with gas furnace. Fully landscaped with timed-drip, auto-gate for secured off-street parking.

Agent Only Remarks

Subdivision, HOA & Deed Restrictions

CC&Rs: No	HOA Fees/Month:	Green Valley Rec:	Age Restrictions: No
HOA: No	HOA Payment Freq:		Deed Restrictions: Yes
	HOA Recreation Fee:		

Assoc Fees Includes:
Association Amenities:

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Interior Features			
Living Areas:	Great Room	Main Heating:	Energy Star Qualified Equipment; Forced Air
Dining Areas:	Breakfast Bar; Dining Area	Main Cooling:	Ceiling Fans Pre-Wired; Central Air; ENERGY STAR Qualified Equipment
Extra Room:	None	Water Heater:	Energy Star Qualified Water Heater; Tankless Water Htr
Guest Facilities:	None	Green Features:	Dual Pane Windows; Energy Efficient Lighting: All; Exposed Beams; High Ceilings 9+; Interior Steps Y/N: N; Low Emissivity Windows
Laundry:	Energy Star Qualified Dryer; Energy Star Qualified Washer; Laundry Room; Stacked Space	Interior Features:	High Speed Internet; Smart Thermostat
Kitchen Features:	Countertops: Quartz; Energy Star Qualified Dishwasher; Energy Star Qualified Refrigerator; Energy Star Qualified Stove; Gas Range; Island; Pantry: Walk-In; Refrigerator; Appliance Color: Stainless	Technology:	None
Floor Covering:	Concrete	Window Coverings:	None
Master Bathroom:	Countertops: Quartz; Exhaust Fan; Shower & Tub	Electric:	Electric Company: TEP
Additional Bathroom:		Accessibility Options:	Level
# Fireplace-Type:	0-None		
Location Fireplace:	None		

Exterior Features			
Fence:	Other: Metal	Security:	Smoke Detector(s)
Roof:	Built-Up - Reflect; ENERGY STAR Qualified Roofing Materials	View:	Mountains; Sunset
Landscape - Front:	Decorative Gravel; Desert Plantings; Low Care; Sprinkler/Drip; Trees	Driveway:	Car(s) Pad
Landscape - Rear:	Decorative Gravel; Desert Plantings; Low Care; Sprinkler/Drip; Trees	Water:	City
Patio/Deck:	Covered	Exterior Features:	Front Faces: East
Pool:	Conventional: No; None	Lot Features:	Corner Lot; Infill Site; Subdivided
Spa:	None	Gas:	Natural
Garage/Carport Features:	None	Sewer:	Connected
RV Parking:	None	Neighborhood Features:	None

Comments	
Status Comments	
Selling Comments	

New Construction

Manufactured SFR Information

Listing Provided Courtesy Of: Southwest Urban



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