

CLIENT FULL DETAIL REPORT

MLS#: 22017650	Dwelling Type: Residential/Single Family Residence	Status: Active	List Price: 795,000
	Combined SqFt: 3,421	Comparable Only Listing: No	
	Main House SqFt: 3,421	Area: West	
	Guest House SqFt:	Subdivision: Los Arroyos Del Oeste (1-84)	
	Source of SqFt: Assessor	Community: None	
	Bedrooms: 4	Tax Code: 116-04-1980	
	Total Baths (Full-1/2): 4 (3-1)	Tax Year/Taxes: 2019 / 6,129	
	Lot Acres: 1.05	Assessments: 0	
	Year Built: 2000	Method of Title: Fee (Simple)	
	Stories: One	Range Min - Max: -	
	Address: 1504 N Desert Trumpet Court, Tucson, AZ 85745		
County: Pima Country: USA Pima County GIS			
Legal Description: LOS ARROYOS DEL OESTE LOT 0034			
Directions: West on Grant from 1-10, continue onto Ironwood Hills (after Silverbell), south on Whispering Bells Drive (gated entrance), south on Coral Bells to Desert Trumpet, home on corner.			
# Garage	3	Construction	Frame - Stucco
# Carport	0	Style	Santa Fe
# of Covered Parking	3	Const. Status	Existing
Unit Level	1	Basement	No
T/R/S	14/ 13/ 5	Horse Property	No
Lot Dimensions	280.64' x 176.91' x 84.04' x 82.35'	Horse Facilities	No
Lot Acres	1.05	List \$/SqFt	232.39
Lot Sq Ft	45,876.5	Lot Size \$/SqFt	17.33
Lot Size Source	Assessor	Road Type	Paved
		Road Maintenance	HOA
Municipality/Zoning	Pima County - CR1		
School District	TUSD		
Elementary School	Maxwell K-8		
Middle School	Mansfeld		
High School	Cholla		
Fire Protection	Included in Taxes		
FEMA Flood Ins Req	No		
Municipal Flood Req	No		
Ownership			
Property Description			
Magnificent Santa Fe style home featuring an impressive rock fireplace and authentic viga-latilla ceilings. Family room, living room, bar, dining room and kitchen all radiate from this central feature. Impeccable maintenance and tasteful upgrades including granite tops in the kitchen, newer appliances, fresh paint, re-finished flagstone floors, and hardwood in all bedrooms, see documents tab for full improvement list. Custom Philabaum glasswork graces the den and master suite doorways. Lush yet easy care outdoor spaces with tranquil fountain and plenty of room for a pool if desired, all with spectacular mountain and city views. Easy access to downtown, I-10, and endless hiking activities at your doorstep with Tucson Mountain Park access nearby.			
Agent Only Remarks			
Subdivision, HOA & Deed Restrictions			
CC&Rs: Yes	HOA Fees/Month: 64.58	Green Valley Rec:	Age Restrictions: No
HOA: Yes	HOA Payment Freq: Annually		Deed Restrictions: Yes
	HOA Recreation Fee:		
Assoc Fees Includes:	Gated Community; Street Maint		
Association Amenities:			

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Interior Features			
Living Areas:	Family Room; Great Room; Living Room; Off Kitchen	Main Heating:	Forced Air - Gas
Dining Areas:	Dining Area; Great Room	Main Cooling:	AC Central
Extra Room:	Den	Water Heater:	Natural Gas
Guest Facilities:	None	Green Features:	
Laundry:	Dryer; Room; Utility Sink; Washer	Interior Features:	Ceiling Fan(s); Entertainment Center Built-In; Exposed Beams; High Ceilings 9+; Interior Steps Y/N; N; Master Downstairs; Skylights; Split Bedroom Plan; Storage; Walk In Closet(s); Wet Bar; Insulated Windows; Water Purifier
Kitchen Features:	Dishwasher; Electric Cooktop; Garbage Disposal; Gas Hookup Available; Microwave; Pantry; Cabinet; Refrigerator; Water Purifier; Wet Bar; Appliance Color: Stainless; Countertops: Granite	Technology:	Alarm System; Cable TV; High Speed Internet; Pre-Wired Sat Dish; Telephone
Floor Covering:	Engineered Wood; Natural Stone	Window Coverings:	Some
Master Bathroom:	Exhaust Fan; Double Vanity; Soaking Tub; Jetted Tub; Separate Shower(s)	Electric:	Electric Company: TEP
Additional Bathroom:	Double Vanity; Jack & Jill; Powder Room; Shower & Tub; Shower Only; Exhaust Fan	Accessibility Options:	None
# Fireplace-Type:	1-See Through; Gas; Wood Burning		
Location Fireplace:	Dining Room; Family Room; Great Room; Kitchen; Living Room		

Exterior Features			
Fence:	Stucco Finish; Wrought Iron; Masonry	Security:	Alarm Installed; Smoke Detector(s); Gated Community
Roof:	Built-Up - Reflect	View:	City; Desert; Mountain; Sunrise
Landscape - Front:	Decorative Gravel; Desert Plantings; Low Care; Natural Desert; Trees	Driveway:	Circular; Paved: Pavers
Landscape - Rear:	Decorative Gravel; Desert Plantings; Low Care; Shrubs; Sprinkler/Drip; Trees	Water:	City
Patio/Deck:	Covered; Patio	Exterior Features:	Fountain; Native Plants
Pool:	Conventional: No; None	Lot Features:	Corner Lot; East/West Exposure
Spa:	None	Gas:	Natural
Garage/Carport Features:	Attached Garage/Carport	Sewer:	Septic
RV Parking:	None	Neighborhood Features:	Paved Street; None

Comments	
Status Comments	
Selling Comments	

New Construction

Manufactured SFR Information

Listing Provided Courtesy Of: Southwest Urban



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