

SOUTHWEST URBAN

Real Estate | Development | Construction

ROC 323771 / ADRE LC649802000

For more information, please contact:

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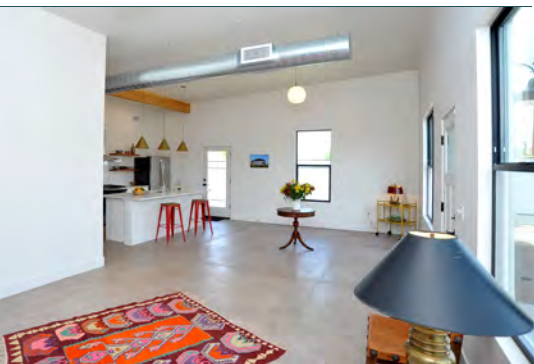
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FOR SALE

**1041 N Anita Avenue
Tucson, AZ 85705**

**NEW CONSTRUCTION
BARRIO ANITA**



PROPERTY DETAILS

SALE PRICE	\$399,900
MLS#	22110890
YEAR BUILT	2021 (new construction)
BEDROOMS / BATHROOMS	3 / 2
LIVING AREA	1,654 sf
LOT SIZE	5,000 sf
PROPERTY TAX / YEAR	\$202.60 / 2020 / For land only
TAX PARCEL	116-16-149A
ZONING	Tucson R-3
PARKING	Gated with shade sail / off-street
HOA	None

Exclusive design / build by Southwest Urban in Barrio Anita a historic downtown neighborhood. This classic Tucson bungalow has a modern aesthetic and roots to the past. Open and light interior with 12' ceilings, exposed beams / ductwork with integral color concrete floors. Upscale design features great room, exquisite lighting, quartz counters, and a complete appliance package. Energy efficient and quiet building design is solar ready. Private outdoor courtyard with flagstone patio and shade sails, full landscape package on timed-drip, and cover porch in backyard. Gated off-street parking. Comes with 2 year builder warranty that covers everything.

NEW CONSTRUCTION / BARRIO ANITA

1041 N Anita Avenue
Tucson, AZ 85705

MLS# 22110890



FEATURES & UPGRADES

ENERGY EFFICIENT NEW CONSTRUCTION

Quiet & solid - solar ready
R-19 Walls / R-38 Ceiling
HVAC Lennox 16 SEER
Tankless hot water
Energy Star windows & doors
LED lighting throughout
Metal fence with electric (parking) gate

PARCEL

Infill parcel in historic Barrio Anita
100% parcel utilization - completely fenced & landscaped
Full landscape package w/ timed drip irrigation
Passive rain water management
Gated off-street parking with shade sail
Front patio / courtyard
Porch and landscaped rear yard

INTERIOR

Warm, open, urban style living with great room
Polished concrete floors, exposed beams & ductwork
Smooth finish walls & spacious floor plan design
Kitchen with quartz counters & wall shelves
Stainless appliances, slide-in gas range & canopy hood
Laundry room & pantry
Bathrooms quartz counters & beautiful tile



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