

**Summary: Asking \$579K OBO, Needs no work, ARV \$679K-775K.
Seller carries close. CASH ONLY**



9970 N Sumter Creek

Tucson, AZ 85742

Asking:	579,000	ARV:	\$679K-\$775K
Bed/Bath:	4/3	Square Footage:	3,319
Year Built:	1999	Roof Age/AC Age:	Warrantee
Occupancy:	Occupied	HOA:	\$13 monthly

Summary:

Gorgeous .89 acre, MOTIVATED SELLER, 3,319 sqft custom home on private quiet cul-de-sac in Sunset Creek Estates in sought after NW Tucson. This 4 BR/3 BA features a living room and great room with separate dining area opening to private back patio with Pusch Ridge/Catalina Mt. views. Custom tile in main living areas. Archways and nooks. Spacious kitchen with granite & center island &

breakfast bar w/breakfast nook. Gas cooktop. Lots of cabinet space. Custom large windows to bring in the mountain views and light. Split bedroom plan. Primary suite is private w/double french door entrance. Dual sinks, separate shower and garden tub. Water softener. 2 car extended garage w/storage and sink. Extended driveway. Convenient to shopping and I-10. HOA approved for future casita. Very nice property Seller will cover closing costs or improvements.

Photo Vault:





