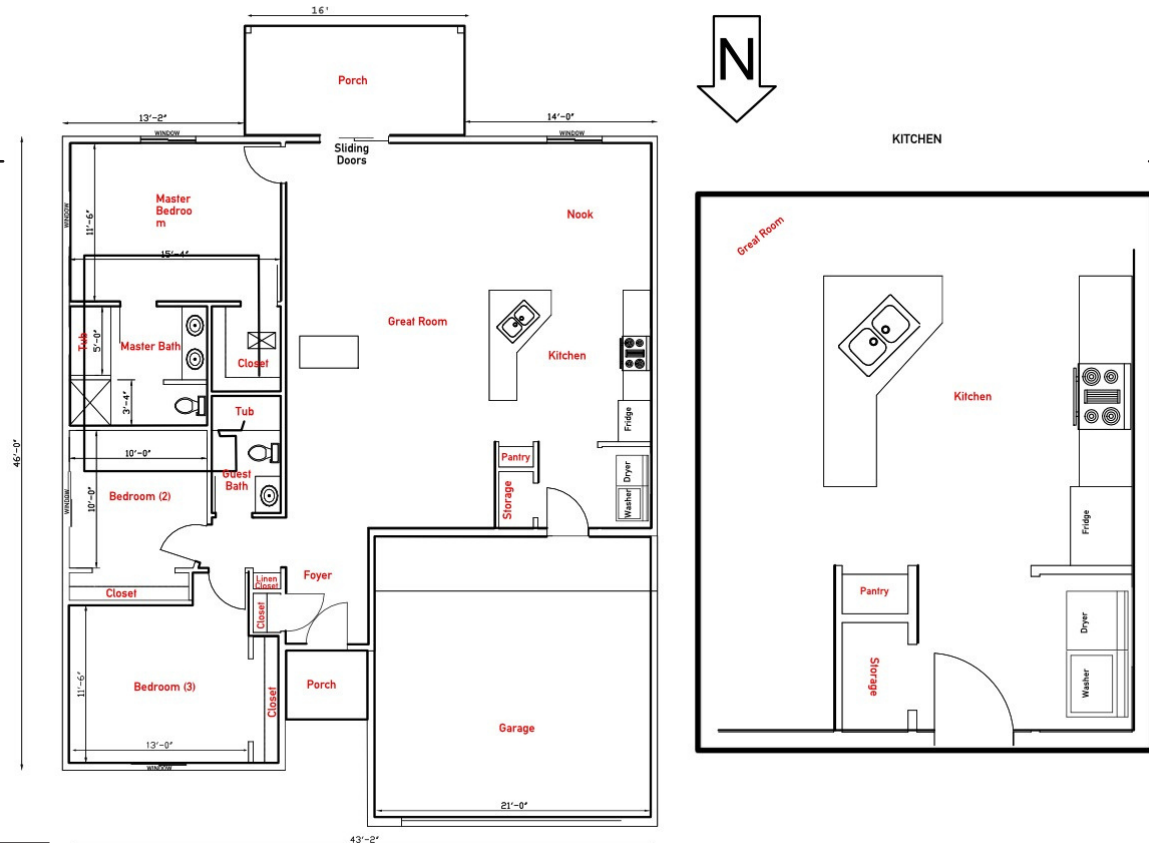


FOR SALE

NEW BUILD HOME ON .15 ACRE

5631 W Lone Star Drive
TUCSON, AZ 85713



Features

- 3 beds
- 2 baths
- 1,580 SF

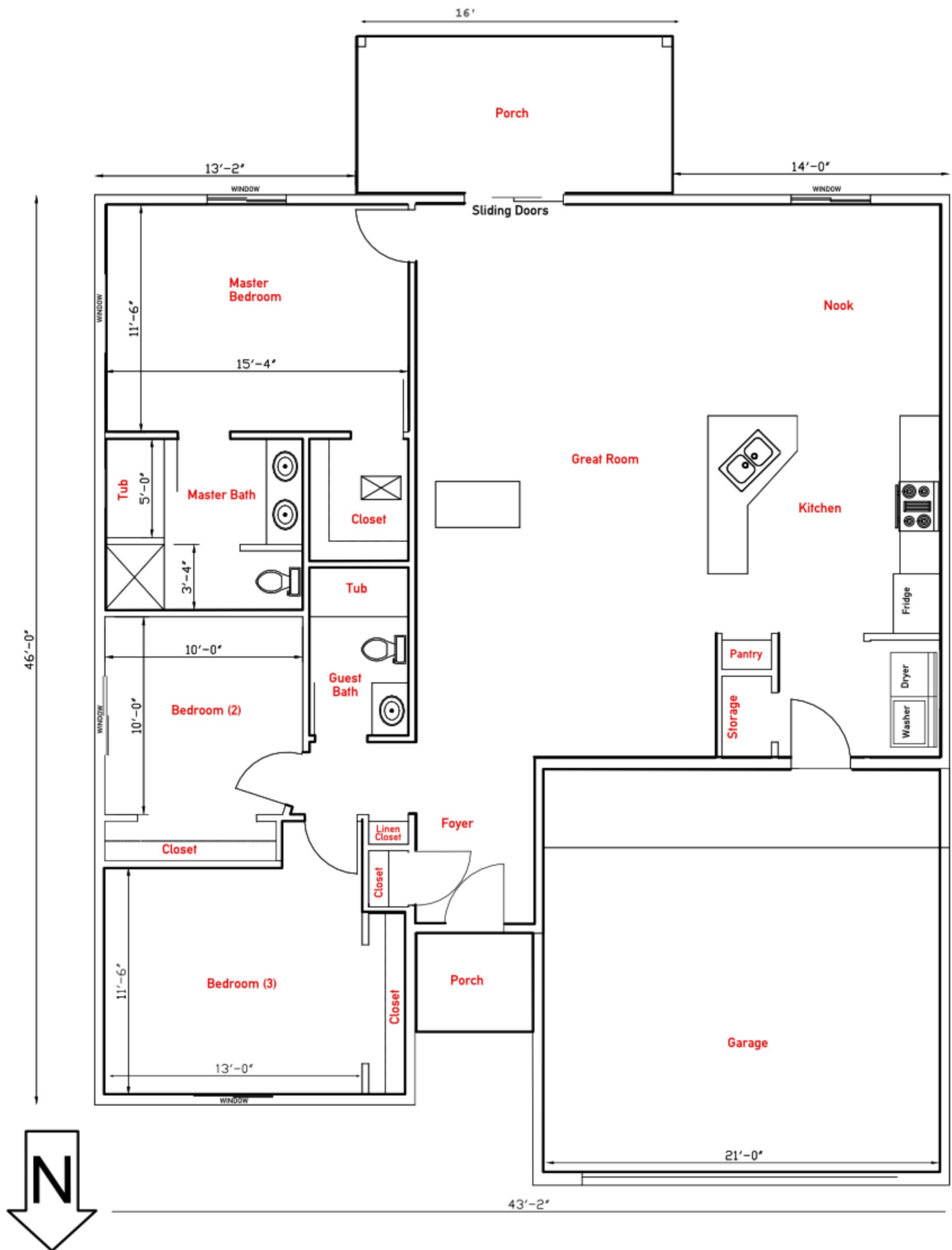
Robert Neely, Realtor®
520-955-8057



CALL OR SCAN
 FOR MORE INFO:



Information provided here is considered reliable but not guaranteed. This is for marketing purposes, representing a mix of past and intended work. This is separate from seller property disclosures. If anything is material to buyer, buyer is urged to verify during the due diligence period and consult their agent.



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About this Home

A newly built home in the picturesque west Tucson Arizona area

- Three bedrooms
- Two bathrooms:
 - Owner's Suite Bathroom: separate shower and bathtub, double vanity sinks, and more
- Two car garage

NEW BUILD IN TUCSON ESTATES! See the community just South of the Tucson Mountains! Up-close mountain views from the front, with nearby community pool, hot tub, tennis courts, and gated community. 10 miles from Downtown Tucson, with easy access to Ajo, this is a great combination of an in-demand community, new build quality, and location, location, location.

5631 W Lone Star Drive

Kitchen/ Living Area

Kitchen with appliances and an open floor plan that opens to the great room and includes a seating nook. A convenient pantry and entry/storage closet.

Appliances:

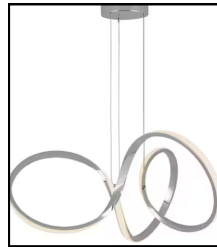
- Refrigerator - Stainless Steel
- Stove - Stainless Steel, glass top
- Dishwasher - New, stainless steel, Frigidaire (specify in offer); Seller is willing to provide with full-price offer.
- Sink fixtures - Delta Classic 19810-ss-dst

Flooring:

- New vinyl planks
- Hard floors throughout

Lighting:

- Counter top light
 - Swirl 30-Watt 1 Light Chrome Modern Integrated LED Pendant Light Fixture
 - Model #: PDT-SWR
- Can lights
 - H7 6 in. Aluminum Recessed Lighting Housing
 - Model # H7ICT
 - 5/6 in. Integrated LED Recessed Retrofit Light Trim with Selectable Color Temperature



Counter tops and Cabinetry:

- Quarts Countertops:
Arista Countertops
Cabinets to Go
3231 N Freeway Industrial Loop
Tucson, AZ 85705

5631 W Lone Star Drive

Bathrooms

Bathroom Features

- Exhaust Fan
- Water Sense Shower Head
- Low Flow Shower head
- Shower & Tub
 - Tubs - Classic 500 60in Left Drain Alcove Bathtub in high gloss white.
- Counter tops - stone
- Double vanity in owner's suite bathroom
- Mirror with built-in de-fog feature
- Mirrors with built-in lighting, multiple color settings
- Separate shower with decorative tile in owner's suite bathroom
- Guest Bathroom Fixtures
 - Sink fixture - Delta Flynn 35768if
 - Delta Angular 24" Grab Bar
 - Delta Angular 12" Grab Bar
 - Bathtub Fixture - Portwood Rough Included Single Handle 5-Spray Tub and Shower Faucet 1.75GPM in SpotShield Brushed Nickel Valve
 - Model # 144770-SP
- Owner's Suite Bathroom
 - Sink fixture - Delta 25890lf-sp
 - Bathtub fixture - Ashlyn 1-Handle Pressure Balance Tub and Shower Faucet in Chrome
 - Model # T14464
 - Standup shower fixture - Classic Single-Handle 5-Spray Tub and Shower Faucet in Chrome
 - Model # 134900-A



5631 W Lone Star Drive

Laundry

- Washer - Hook-up installed
- Dryer - Hook-up installed

Construction

- Blueprints – Enrique Durazo (Available upon request)
- Engineer - Reinmuth, Dustin MiTek Engineering Reference sheet: MII-7473 rev. 5/19/2020
- Frame - Stucco, Stucco Finish, Wood Frame
- Roofing Design (Tile Roof) – Saxony Slate, Color: Chestnut Brown C/T
- Baker Insulation of Southern AZ:
 - Arizona: #ROC 335991
- Plumbing - Ferguson Enterprises, LLC 2002
- Air extractors - Broan Nutone quickkit Model QK60
- Drywall - 8154 SF of AMER LightRoc,
 - Supply Yard: L & W Supply
- Windows & Doors - Ply GEM Builder Series 1181 N

5631 W Lone Star Drive

Finishing

- Hardware: Door hardware - Kwikset 64483-003 Rev 03 818
- Fixtures
- Lighting

Maintenance

- Termite Treatment - Pre-Frame Preventative Treatment
 - Rigo Pest Prevention

5631 W Lone Star Drive

Property Information

- Legal Description from Parcel: 204751140/ Tucson Estates No. 2 Lot 114
- Area: Southwest
- Subdivision: Tucson Estates No. 2 (1-560)
- Community: None
- Township: 14 Range:12 Section:23
- Fire Protection: Included in Taxes
- FEMA Flood Zone: No
- Municipal Flood Zone: No
- HOA: Tucson Estates Foothills
- HOA Dues: \$77 per month