

AGENT DATA DETAIL REPORT - Not For Public Distribution - Internal Use Only

MLS#: 22519629	Residential / Single Family Residence	Status: Closed	Sold Price: 581,000	List Price: 599,000				
	Const. Status: Existing Combined SqFt / Source: 3,544 / Floor Plan SqFt.- Main/Guest: 3,544/0 List Price Sqft: 169.02 Stories: One / Unit Level: 1 Bedrooms: 6 Total Baths(Full-1/2): 3 (3-0) # of Covered Prkng: (Garage-Carport): 2 (2-0) Year Built: 1977 Lot Dimensions: Irreg shape Lot Size \ Source: 0.44 Acre \ 19,341 SF \ Assessor Lot Size Price/SqFt: 30.97		Marketing Range: - Area: Northeast Subdivision: Dorado Country Club Estates Blk 70 (1-79) Community: Dorado Country Club Estates TRS: 14 / 15 / 6 Municipality/Zoning: Tucson - R3 County: Pima Tax Code: 133-14-3580 Pima County GIS Year/Taxes: 2024 / 4,775 Method of Title: Fee (Simple) Ownership: Individual					
	Address: 6967 E Calle Cerca, Tucson, AZ 85715 Directions: West on Speedway from Kolb Rd, N on Dorado Blvd (Dorado Country Club entrance), E on Calle Dorado, N on Calle Cerca to address. Legal Description: From Parcel:001010010 /Dorado Country Club Estates Townhouses Amended Blk 70 Lot 37							
<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 25%;"> Construction: Frame - Stucco Style: Territorial Basement: No Dining Areas: Dining Area Living Areas: Family Room; Great Room; Living Room; Off Kitchen Extra Room: Bonus Room; Den; Exercise Room; Media; Rec Room; Storage Guest Facilities: Quarters Laundry: Electric Dryer Hookup; Laundry Room; Storage; Sink # Fireplace/Loc 3 / Family Room; Great Room; Primary Bedroom Fireplace: Gas; See Through; Wood Burning Main Heating: Forced Air; Gas Pac; Natural Gas; Other: One new HVAC Main Cooling: Central Air; Zoned; Other: One new HVAC Floor Covering: Carpet; Ceramic Tile; Concrete; Laminate Interior Features: Ceiling Fan(s); Columns; Interior Steps Y/N: N; Split Bedroom Plan; Storage; Walk-In Closet(s) Kitchen Features: # of Ovens: 1; Countertops: Corian or similar; Dishwasher; Disposal; Electric Range; Exhaust Fan; Kitchen Island; Microwave; Pantry; Closet; Refrigerator; Appliance Color: White Primary Bathroom Features: Countertops: Ceramic Tile; Double Vanity; Exhaust Fan; Soaking Tub Countertops/Hall; Exhaust Fan; Shower & Tub; Other: Corian or similar </td> <td style="vertical-align: top; width: 25%;"> Window Covering: None Window Features: View: Mountain(s); Wooded Roof: Built-Up - Reflect; Other: Under warranty Conventional Pool: No Spa: None Patio/Deck: Covered RV Parking: None Landscape - Front: Decorative Gravel; Shrubs; Trees Landscape - Rear: Decorative Gravel; Shrubs; Trees Fence: Masonry; Stucco Finish </td> <td style="vertical-align: top; width: 25%;"> Neighborhood Feature: Golf; Lake; Pool; Spa Gated Community: No Golf Course Lot: No Lot Features: Borders Common Area; Corner Lot; North/South Exposure; Subdivided Solar PV/Ownership: No Gas: Natural Water: Public Sewer: Connected Security: Alarm Installed; Window Bars Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: HOA </td> <td style="vertical-align: top; width: 25%;"> FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Booth-Fickett Math/Science Magnet High School: Palo Verde Association & Fees: Yes HOA Amt (Monthly): \$104 / Annually HOA Transfer/Rec Fee: / HOA Name: DCCE HOA Blk 70 - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No Income Property - Current Use: Owner Occupied </td> </tr> </table>					Construction: Frame - Stucco Style: Territorial Basement: No Dining Areas: Dining Area Living Areas: Family Room; Great Room; Living Room; Off Kitchen Extra Room: Bonus Room; Den; Exercise Room; Media; Rec Room; Storage Guest Facilities: Quarters Laundry: Electric Dryer Hookup; Laundry Room; Storage; Sink # Fireplace/Loc 3 / Family Room; Great Room; Primary Bedroom Fireplace: Gas; See Through; Wood Burning Main Heating: Forced Air; Gas Pac; Natural Gas; Other: One new HVAC Main Cooling: Central Air; Zoned; Other: One new HVAC Floor Covering: Carpet; Ceramic Tile; Concrete; Laminate Interior Features: Ceiling Fan(s); Columns; Interior Steps Y/N: N; Split Bedroom Plan; Storage; Walk-In Closet(s) Kitchen Features: # of Ovens: 1; Countertops: Corian or similar; Dishwasher; Disposal; Electric Range; Exhaust Fan; Kitchen Island; Microwave; Pantry; Closet; Refrigerator; Appliance Color: White Primary Bathroom Features: Countertops: Ceramic Tile; Double Vanity; Exhaust Fan; Soaking Tub Countertops/Hall; Exhaust Fan; Shower & Tub; Other: Corian or similar	Window Covering: None Window Features: View: Mountain(s); Wooded Roof: Built-Up - Reflect; Other: Under warranty Conventional Pool: No Spa: None Patio/Deck: Covered RV Parking: None Landscape - Front: Decorative Gravel; Shrubs; Trees Landscape - Rear: Decorative Gravel; Shrubs; Trees Fence: Masonry; Stucco Finish	Neighborhood Feature: Golf; Lake; Pool; Spa Gated Community: No Golf Course Lot: No Lot Features: Borders Common Area; Corner Lot; North/South Exposure; Subdivided Solar PV/Ownership: No Gas: Natural Water: Public Sewer: Connected Security: Alarm Installed; Window Bars Horse Facilities: No Horse Property: No Road Type: Paved Road Maintenance: HOA	FEMA/Muni Flood Zone: No / No Fire Prot.: Included in Taxes School District: TUSD Elementary School: Hudlow Middle School: Booth-Fickett Math/Science Magnet High School: Palo Verde Association & Fees: Yes HOA Amt (Monthly): \$104 / Annually HOA Transfer/Rec Fee: / HOA Name: DCCE HOA Blk 70 - CC&Rs: Yes Deed Rest.: Yes Age Restrictions: No Income Property - Current Use: Owner Occupied
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Property Description: PRICE REDUCED! Only \$169 sqft! Estate Sale. Wonderful, updated 6BR/3BA home located in desirable golf course community of Dorado Country Club Estates. The property features access to Dorado Golf Course (par 62) and is located next to one of the Community pools & spas. The spacious versatile floor plan has 3544 sqft living area. Updated kitchen w/quality cabinetry, Corian counters & updated appliances. Large Great room w/cozy fireplace. Very spacious Media/Game room w/colored concrete floors & fireplace. Updated bathrooms. Primary bedroom suite w/fireplace and sitting room (or 6th bedroom). Roof under warranty. Updated HVAC units. Freshly painted. New carpeting. See attached documents for over \$55,000 in recent improvements & floor plan. See agent only remarks for estate offer requirement								
Agent-Only Remarks: Estate Sale. Please write in offer no SPDS or Insurance Claims History. Allow 2-3 BUSINESS days for response to offers. See sample As-Is Counter Offer & HOA Amendment that will be used. Please use Pioneer Title Desha Jackson 1660 E River Rd suite 150 Tucson 85718. teamjackson@ptaaz.com. 520-539-0700 Ext 824. Early bird commitment has been ordered. Please include 2% earnest money with offer.								
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"> List Agent Name 2249-Vincent R Yackanin Lic#: SA018927000 List Office 52896-Long Realty Lic#: CO000192054 Co-Agent - Lic#: Co-Office - Lic#: </td> <td style="width: 20%;"> Primary 520-918-2409 520-918-2400 </td> <td style="width: 20%;"> Mobile 520-349-2747 </td> <td style="width: 30%;"> E-mail vinny@longrealty.com db@longrealty.com </td> </tr> </table>					List Agent Name 2249-Vincent R Yackanin Lic#: SA018927000 List Office 52896-Long Realty Lic#: CO000192054 Co-Agent - Lic#: Co-Office - Lic#:	Primary 520-918-2409 520-918-2400	Mobile 520-349-2747	E-mail vinny@longrealty.com db@longrealty.com
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Listing Agreement Type: Exclusive Right To Sell		Limited Service: No	Distressed Info: None	DOM/CDOM: 70/70				
Listing Date: 07/25/2025	Go Live Date:	Status Change Date: 11/13/2025	Sold Date: 11/12/2025					
Pending Date: 11/12/2025								
Sold Price: 581,000 Comparable Only Listing: No		Sold Price/SqFt.: 163.94 Sold Lot Price/SqFt.: 30.04		Sold Date: 11/12/2025 How Sold: Conventional				
Selling Agent: Debra C Hoag Co Selling Agent: Julie Ben-Yeoshua Selling Office: Pima Valley Realty and Property Management		Primary 520-661-8114 520-302-0130 520-795-7031		Mobile 520-302-0130 E-mail dbrhoag@gmail.com jumoben@gmail.com bridget@pimavalleyrealty.com				
		Seller Concessions: 10,000		Seller Paid Repairs:				

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Vincent R Yackanin, on Thursday, July 23, 2026 2:48 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: 520-349-2747