

A HOME THAT FITS WHAT MATTERS MOST

LAZY K BAR RANCH
TUCSON, ARIZONA

8475 N Van Cleeve Lane
Tucson, AZ 85743

\$539,900

2 Bedrooms + Private Den | 1,841 Sq Ft
Single Level | Private Pool | 3-Car Garage

Exceptional outdoor living.
Distinctive Lazy K Bar Ranch.

SOME HOMES
CHECK THE
BOXES. THIS
ONE FEELS LIKE
THE NEXT
CHAPTER.



2 Bedrooms



Private Den



1,841 Sq Ft



3-Car Garage



Built in 2021



Single Level



Private Pool



\$124/mo HOA



Lazy K Bar Ranch

WHY THIS HOME STANDS OUT FOR YOU

Built in 2021, this single-level Lazy K Bar Ranch home offers approximately 1,841 square feet with two bedrooms, 2 bathrooms, and a private den with French doors. The chef kitchen features quartz counters, an enlarged island and upgraded cabinetry. A private pool and covered patio create inviting outdoor living, while the garage workout space with sauna adds a distinctive touch. Explore the photos, floor plan and community guide at: vancleeve.platinumserviceaz.com.

YOUR VA ASSUMPTION ILLUSTRATION

2.85% SCENARIO

Noted balance	\$373,551.91
Assumed term	25 years
P&I only	\$1,742.42/mo

Est. Principal & Interest

\$1,742/mo

EQUITY GAP

Asking price	\$539,900
Noted balance	\$373,551.91
Difference	\$166,348.09

Before Fees & Costs

\$166,348

MONTHLY COSTS

P&I illustration	\$1,742.42
HOA dues	\$124.00
Subtotal	\$1,866.42

Before Tax & Insurance

\$1,866/mo

ASSUMPTION DETAILS

Rate used	2.85%*
Term used	300 months*
Balance basis	Earlier seller notes
Loan approval	Servicer required
APR / actual payment	To be confirmed

REVIEW DRAFT - NOT FOR DISTRIBUTION. *2.85% and 25 remaining years are unverified illustration inputs; an assumption does not restart the loan term. Payment excludes taxes, insurance, closing/assumption fees and any equity-gap financing. Current balance, rate, actual payment, remaining term and APR require servicer confirmation.



RUDY RUIZ
REALTOR® | PLATINUM SERVICE TEAM
--- LONG REALTY COMPANY



520-342-9809



rudy@platinumserviceaz.com



www.platinumserviceaz.com

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HOME FEATURES & UPGRADES

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LAZY K BAR RANCH | BUILDER SELECTIONS & PROPERTY HIGHLIGHTS

CHEF KITCHEN & CABINETRY

- Upgraded chef kitchen configuration and enlarged kitchen island.
- OakCraft Coastal Shaker maple cabinetry in Regal White, with upgraded crown molding.
- Full-overlay doors and drawers with coordinating cabinet pulls.
- Soft-close cabinet doors; dovetail drawers with soft-close action and full-extension guides.
- Misterio quartz countertops at the kitchen and island, with eased edges.
- AZ Tile Paloma 3 x 6 Cotton Glossy backsplash, horizontal stagger, with coordinating Jolly liner.
- Farmhouse-style kitchen sink.
- Moen Align spring pulldown faucet in Spot Resist Stainless.

APPLIANCES & WATER SYSTEMS

- Whirlpool premium stainless-steel appliance package.
- 36-inch gas cooktop and canopy hood.
- Built-in electric single oven / microwave combination.
- Fingerprint-resistant stainless-steel dishwasher.
- Four-stage reverse-osmosis system with brushed-nickel faucet.
- Olympic Pro water softener with dedicated soft-water plumbing loop.

FLOOR PLAN & ARCHITECTURE

- Pulte Cosenza 4018-8, Elevation B; built in 2021.
- Approximately 1,841 sq. ft. on one level.
- Open gathering room and kitchen / cafe dining area.
- Split-bedroom layout and primary walk-in closet.
- Den with selected Colonial-grille interior French doors.

PRIMARY SUITE & BATH

- Low-threshold walk-in shower with built-in seat.
- Rain showerhead plus standard showerhead and diverter control.
- Upgraded Daltile Color Wheel 4 x 12 Arctic White Glossy wall tile in a horizontal stagger.
- Daltile Uptown Glass Carrara 1 x 1 hex shower-pan tile.
- Schluter Jolly trim; Arctic White wall grout and Graystone floor grout.
- Misterio quartz vanity countertop with eased edge and backsplash.
- Two rectangular undermount sinks.
- Moen Gibson chrome faucets and coordinated Aspen bath accessories.
- Soffit lighting with recessed cans.

SECONDARY BATH & BATH UPGRADES

- Raised-height secondary bathroom vanity.
- Misterio quartz countertop and rectangular undermount sink.
- Tub / shower with white Vikrell surround.
- Coordinated Moen Gibson / Aspen chrome fixtures and accessories.
- Comfort-height elongated Sterling Windham toilets selected for both bathrooms.
- Medicine cabinets deleted from the original bath selections.

BUILDER RECORD BASIS

- Features on these pages reflect signed December 2020 design selections, change order and supporting plans.
- Original selections describe the build; later changes and current installed finishes should be confirmed.

Based on builder selections and supplied property records. Buyers should verify current features and items that convey. Original specifications may differ from current finishes. Prepared September 24, 2026.

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RUDY RUIZ
REALTOR® | PLATINUM SERVICE TEAM
LONG REALTY COMPANY

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rudy@platinumserviceaz.com
www.platinumserviceaz.com

LONG REALTY
LUXURY
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Tucson, Arizona 85718

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INTERIOR FINISHES & LIGHTING

- Upgraded transitional door hardware with satin-nickel interior levers.
- Schlage Greenwich exterior handleset in Aged Bronze.
- Belton transitional lighting package in brushed nickel.
- Three Belton mini pendant fixtures at the kitchen island.
- Two sets of four switched recessed lights, located in Bedroom 2 and the den.
- 2-inch white faux-wood window blinds.
- Original Sherwin-Williams Natural Choice interior paint.
- Six-panel interior doors, 8-foot entry door and 3 1/4-inch baseboards.

ORIGINAL FLOORING SELECTIONS

- Longust Easton 8 x 45 Gris plank tile with Graystone grout.
- Tile specified for the foyer, den, kitchen / cafe, hall, gathering room, primary suite, baths and laundry.
- Front-to-back tile direction with random stagger of no more than 33%.
- Shaw Dotson Court carpet in Ecru originally selected for Bedroom 2 and the primary walk-in closet.
- Upgraded 1/2-inch, 8-lb carpet pad.
- Seller notes report new bedroom carpet. Verify present flooring, especially in the primary bedroom.

ELECTRICAL, ENERGY & LAUNDRY

- Radiant barrier at the roof sheathing.
- Structured-wiring upgrade recorded in the signed change order.
- Dedicated GFCI receptacle / circuit at the garage.
- Additional interior receptacle in the laundry room.
- Three pendant-light prewires with switch at the island.
- Ceiling-fan prewiring at the primary suite and gathering room.
- Kitchen gas stub and outlet; electric cooking prewire also listed.
- Dedicated laundry room with shelf and electric-dryer prewire.
- Laundry sink preplumb selected; an installed sink is not established by the records.

EXTERIOR & OUTDOOR LIVING

- Elevation B architectural upgrade with exterior color scheme B1.
- Covered rear patio and front porch in the builder plan.
- Riverbed front-yard landscape package selected.
- Block side fencing and rear view fencing shown on the plot plan.
- Private in-ground pool documented separately in the property records and seller notes.

ADDITIONAL LISTING INCLUSIONS

- Refrigerator, washer and dryer are included under the listing agreement.
- Pool equipment, pavers, water feature and salt-system specifics in the later proposal require installation verification.
- No solar-electric system is established by the builder selections; the radiant barrier is a separate feature.

GARAGE & STORAGE

- Attached garage with additional storage area in the builder plan.
- Upgraded LiftMaster belt-drive garage-door opener.
- Keyless entry pad and remote controls included with the opener selection.

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