



**\$70,000**

## **395 W ROBLES ST, ORACLE, AZ 85623, USA**

<https://rehomes.us>

- Lots / Land
- Active

Build your dream home on this 1.6 acre homes only parcel. Grading of pad ready, site foundation and floor plans available for a 1900 sq ft home and 1100 sq ft garage. Beautiful mountain views. Surveyed and staked. 4500 elevation in Oracle, only 30 minutes from Tucson.



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### **Basics**

**Category:** Lots / Land

**Lot size:** 69696.00 sq ft

**County:** Pinal

**Entry Timestamp:** 2024-07-25T13:48:11.383

**Municipality/Zoning:** Oracle - GR

**Township:** 9

**Area:** Pinal

**Status:** Active

**Days On Market:** 13

**List Number Main:** 22418357

**Lot Acres:** 1.60 acres

**Lot Dimensions:** Unknown

**View:** Mountain(s),Panoramic

**Property Use Type:** Residential



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## Description

**Legal Description:** Beg At Ne Cr Os Sw Se Of Sec 35-9S-15E Th W-269.06' To Pt Th S- 1 / Deg W Alon

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## Building Details

**Lot Features:** North/South Exposure **Fence:** None

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## Miscellaneous

<b>Compensation Disclaimer:</b> .	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> N/A	<b>Direction:</b> N
<b>Horse Property:</b> Yes - By Variance	<b>Subdivision Restrict: Deed Restrictions:</b> No
<b>Subdivision Restrict: Age Restrictions:</b> No	<b>Association &amp; Fees: HOA:</b> No
<b>Assessments:</b> \$0	<b>Section:</b> 35
<b>Community:</b> None	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 308-19-009	<b>Range:</b> 15.00
<b>Property Disclosures:</b> Affidavit of Disclosure	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> County	<b>Terms:</b> Cash,Conventional
<b>Distance to Utilities: Phone:</b> Lot LIne	<b>Distance to Utilities: Sewer:</b> Septic
<b>Distance to Utilities: Gas:</b> street	<b>Distance to Utilities: Water:</b> Lot
<b>Distance to Utilities: Electric:</b> NE corner of lot	<b>Phone: Location:</b> Available

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## Listing Office



**Listing Office ShortId:** 16728

**Listing Office Address:** 15250 N. Oracle Rd  
No. 110, Tucson, AZ 85739

**Listing Member Phone:** (520) 975-1114

**ListingOfficeName:** Long Realty Company

**Listing Office Url:** <http://www.LongRealty.com>

**Office ID:** 20091207185724640133000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Water:** Pvt Well (Registered)

**Gas: Location:** Available

**Sewer: Location:** None

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Water: Location:** On Site

**Electric: Location:** On Site

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**School District:** Oracle

**Elementary School:** Mountain Vista

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$630.92

