



**\$400,000**

- Lots / Land
- Active

## **10632 N GIBBON CANYON PL, TUCSON, AZ 85749, USA**

<https://rehomes.us>



One of the best views in the Tanque Verde Valley, with Valley, City and spectacular Mountain Views. The building site on this lot is huge and a building plan is already permitted through Pima County and the HOA if you want to take advantage of it. The gated access offers total privacy. This property sits [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 145811.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2023-03-10T11:20:55.143

**Municipality/Zoning:** Pima County - SR

**Township:** 13

**Area:** Northeast

**Status:** Active

**Days On Market:** 111

**List Number Main:** 22305417

**Lot Acres:** 3.35 acres

**Lot Dimensions:** Irregular

**View:** City,Mountain(s),Panoramic,Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** Fetzer Ranch Lot 0026

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## Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure,Subdivided

**Fence:** None

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## Miscellaneous



**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Fetzer Ranch (1-60)

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saguaro Hills

**Section:** 13

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** Lot Line

**Phone: Location:** None

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-06-0830

**Property Disclosures:** CC&Rs,Seller Prop Disclosure,Surveyed Plat,Topographic Map

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Lot Line

**Distance to Utilities: Electric:** Lot Line

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## Listing Office

**Listing Office ShortId:** 70202

**Listing Office Address:** 2890 E Skyline Dr #250, Tucson, AZ 85718

**Listing Member Phone:** (520) 271-1035

**ListingOfficeName:** Coldwell Banker Realty

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

**Office ID:** 20091207184548138672000000

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## Amenities & Features

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** None

**Electric:** Solar

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available





## Nearby Schools

**High School:** Tanque Verde  
**Middle School:** Emily Gray

**School District:** Tanque Verde  
**Elementary School:** Agua Caliente



## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$136

**Association & Fees: HOA Payment  
Frequency:** Annually

**Taxes:** \$2,634

