



**\$325,000**

## **1201 W HUMMINGBIRD LN, BENSON, AZ 85602, USA**

<https://rehomes.us>

This is it! Welcome to a custom rammed earth masterpiece! Nestled against the backdrop of State Trust Land, this property offers the perfect blend of seclusion and natural beauty. Step inside to discover a peaceful and charming retreat, where the living room invites cozy gatherings around the wood stove. Experience the best of Arizona's climate [...]

- 4 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Josh Berkley**

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1987  
**Days On Market:** 37  
**County:** Cochise  
**Lot Acres:** 4.10 acres  
**Lot Dimensions:** 388' x 460'

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 178595.00 sq ft  
**MLS #:** 22311234  
**Bathrooms Full:** 2  
**List Number Main:** 22311234  
**Municipality/Zoning:** Benson - R1 - 8  
**View:** Mountains,Sunrise,Sunset

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## Description

**Legal Description:** ILO

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## Rooms

**Sauna Level:** Benson  
**Kitchen Features: Pantry:** Walk-In  
**Extra Room:** Storage

**Dining Areas: Other:** Eat-in Kitchen  
**Kitchen Features: Appliance Color:** Other  
**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Microwave

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## Building Details

**Lot Features:** Adjacent to Wash,East/West Exposure,North/South Exposure  
**# of Carport Spaces:** 4.00  
**Basement:** No  
**Construction:** Rammed Earth  
**# of Garage Spaces:** 0.00  
**Style:** Southwestern  
**Construction Status:** Existing

**Garage/Carport Feat:** Detached  
**Floor covering:** Laminate  
**Floor Covering: Other:** Brick  
**Main House SqFt:** 1764.00 sq ft  
**Stories:** One  
**Fence:** Barbed Wire,Field



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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:** N/A

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** SSVEC

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Affidavit of Disclosure,Insurance Claims History Report,Public Airport Vcty

**Road Maintenance:** None

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** None

**Community:** None

**Tax Code:** 208-84-004B

**Road Type:** Dirt

**Technology:** Metal, High Speed Internet

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizo

**Listing Office Address:** 185 S Moorman Ave, Sierra Vista, AZ 85635

**Listing Member Phone:** (520) 559-4399

**Listing Office Phone:** (520) 378-1000

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

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## Amenities & Features



**Interior Features:** Ceiling  
Fan(s),Storage,Workshop

**Sewer:** Septic

**Primary Bathroom Features:** Shower & Tub

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Electric

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Closet

**Main Cooling:** Central Air

**Patio/Deck:** Screened

**Security:** None

**Water:** Shared Well

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Benson

**Elementary School:** Benson

**Middle School:** Benson

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## Fees and Taxes

**Tax Year:** 2022

