



**\$155,000**

**10845 E PLACITA MERENGUE, TUCSON, AZ  
85730, USA**

<https://rehomes.us>

- Lots / Land
- Active



Custom lot located in the city limits. Gated Custom Community. Lot located at end of a cul-de-sac. surrounded by custom homes. Privacy abounds with multiple mountain views. All utilities to lot line. Minutes from 1-10, downtown and the Tucson International airport. Located minutes from Saguaro National Park and new Hospital.

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## Basics



**Category:** Lots / Land

**Lot size:** 71874.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-01-15T08:22:44.630

**Municipality/Zoning:** Tucson - R1

**Township:** 14

**Area:** East

**Status:** Active

**Days On Market:** 165

**List Number Main:** 22301093

**Lot Acres:** 1.65 acres

**Lot Dimensions:** irregular

**View:** Mountain(s)

**Property Use Type:** Residential

Description

**Legal Description:** From Parcel 136325940/Rancho Cancion West

Building Details

**Fence:** None

Miscellaneous



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

**Special Listing Conditions:** None

**Subdivision Name:** Rancho Cancion West (1-150)

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

**Direction:** E

**Horse Property:** No

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$250

**Association & Fees: HOA Name:** Rancho Cancion West

**Association & Fees: HOA Telephone:** 520 760-7793

**Assessments:** \$0

**Section:** 36

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 136-32-7970

**Range:** 15.00

**Property Disclosures:** CC&Rs

**Road Type:** Paved

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Phone:** lot line

**Distance to Utilities: Sewer:** lot line

**Distance to Utilities: Gas:** lot line

**Distance to Utilities: Water:** lot line

**Distance to Utilities: Electric:** lot line

**Phone: Location:** On Site

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## Listing Office

**Listing Office ShortId:** 478313

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1745 E. River Rd., Suite 245, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 975-2010

**Office ID:** 20170113202734421074000000

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## Amenities & Features



**Sewer:** Connected

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** On Site

**Sewer: Location:** Available

**Neighborhood Feature:** Gated Community

**Water:** City

**Water: Location:** On Site

**Electric: Location:** On Site

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## Nearby Schools

**High School:** Santa Rita

**Middle School:** Secrist

**School District:** TUSD

**Elementary School:** Soleng Tom

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## Fees and Taxes

**Tax Year:** 2021

**Association & Fees: HOA Amt (Monthly):** \$48

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

**Taxes:** \$1,701.18

