



**\$349,000**

## **1141 TORTOLITA MOUNTAIN CIR, ORO VALLEY, AZ 85755, USA**

<https://rehomes.us>

- Lots / Land
- Active



2.64 acre building site in exclusive guard-gated Stone Canyon! Nestled in the saguaro studded Tortolita Mountains, this custom building site has views to the east of the Catalina Mountains and to the west of incredible sunsets. The lot offers dramatic setting for your custom home. You'll will fall in love with the views and the [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 114998.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-06-02T20:11:24.517

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 28

**List Number Main:** 22312030

**Lot Acres:** 2.64 acres

**Lot Dimensions:** 228'x525'x204'x549'

**View:** Mountain(s)

**Property Use Type:** Residential

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## Description

**Legal Description:** Stone Canyon II Lot 177

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## Building Details

**Lot Features:** Hillside Lot

**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:** Stone Canyon II

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Stone Canyon HOA

**Assessments:** \$0

**Community:** Rancho Vistoso-Stone Canyon

**Tax Code:** 219-06-0580

**Property Disclosures:** Public Airport Vcty

**Road Maintenance:** HOA

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

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

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

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-216-0676

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Lot Line

**Distance to Utilities: Water:** Lot

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 52225

**ListingOfficeName:** Tangible Wealth A Luxury Real Estate Company

**Listing Office Address:** 5425 N Kolb Rd #113, Tucson, AZ 85750

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

**Listing Member Phone:** (520) 600-3434

**Office ID:** 20201020220009002862000000

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## Amenities & Features

**Neighborhood Feature:** Gated Community,Paved Street

**Water:** City

**Gas: Location:** On Site

**Sewer: Location:** Available

**Electric:** Electric Company

**Gas:** Natural

**Electric: Location:** On Site





## Nearby Schools

**High School:** Ironwood Ridge  
**Middle School:** Wilson K-8

**School District:** Amphitheater  
**Elementary School:** Wilson K-8



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):**  
\$199

**Taxes:** \$3,607.16

