



**\$1,250,000**

**12797 E CABEZA DE VACA ST, TUCSON, AZ  
85749, USA**

<https://rehomes.us>

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

Experience an oasis in the desert with this must-see property in a private setting. Nestled against the seasonal Molino Creek, the tranquil sounds of running water, birds, crickets, & frogs create a blissful atmosphere. The additional 3.31-acre lot that comes w/ the home enhances your enjoyment of the creek, providing stunning views & ultimate privacy. [...]



**Joshua Groch**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1975

**Days On Market:** 42

**County:** Pima

**Lot Acres:** 6.11 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 266151.00 sq ft

**MLS #:** 22409320

**Bathrooms Full:** 3

**List Number Main:** 22409320

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

**Township:** 13

Description

**Legal Description:** Irr Pcl N Ctrl Ptn Lot 10 Lyg E Molina Wash H 2.8 Ac Sec 16-13-16

Rooms

**Sauna Level:** Tanque Verde

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Island,Lazy Susan,Refrigerator

**Kitchen Features:** **Countertops:** Laminate

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Arizona Room,Storage

Building Details



**Lot Features:** Adjacent to Wash,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 4000.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener,Separate Storage Area

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Masonry Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**Construction Status:** Existing

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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,Flower Beds,Natural Desert,Shrubs,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Voluntary

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-29-009B

**Property Disclosures:** Affidavit of Disclosure,Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Home Protection: Offered:** No

**Driveway:** Shared

**Section:** 16

**Fire Protection:** Subscription

**Range:** 16.00

**Road Type:** Dirt

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 290-2335

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

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

**Listing Member Phone:** (520) 867-0113

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,High Ceilings 9+,Skylights,Storage,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Jetted Tub,Shower & Tub

**Water: # Of Shared Well:** 2

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Forced Air

**Security:** None

**Water:** Shared Well,Well Agreement

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** Waterfall/Pond

**Neighborhood Feature:** Gated,None

**Fireplace Location: Other:** Primary Bedroom, Conversation Pit

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Central Air,Dual,Evaporative Cooling,Gas

**Patio/Deck:** Covered,Patio,Ramada

**Spa:** None, None

**Water Heater:** Propane,Solar

**Gas:** Propane

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## Nearby Schools

**High School:** Tanque Verde

**Middle School:** Emily Gray

**Elementary School:** Agua Caliente

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Street Maint

