



\$525,000

**13201 S FALLING STAR LN, PEARCE, AZ
85625, USA**

<https://rehomes.us>

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

Experience the tranquility of country living in this charming 3 bedroom, 2 bath stucco home nestled on 40 beautiful acres of land. This Property features a detached 2-car garage/shop, perfect for storing your vehicles and tools. Also included are masonry horse stalls for those who love to ride. The large shop is a great place [...]



Karen Clem

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 36

County: Cochise

Lot Acres: 40.00 acres

Lot Dimensions: 1323 x 1323 x 1323 x1321

View: Rural,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 1742393.00 sq ft

MLS #: 22311469

Bathrooms Full: 2

List Number Main: 22311469

Municipality/Zoning: Cochise - RU-4

Township: 18

Description

Legal Description: Swne Sec 12-18-27 40.00Ac

Rooms

Sauna Level: Other

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Oven

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1654.00 sq ft

Stories: One

Fence: Barbed Wire

Garage/Carport Feat: Additional Garage

Floor covering: Ceramic Tile

Construction: Frame - Stucco,Stucco Finish

of Garage Spaces: 2.00

Style: Ranch

Construction Status: Existing



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:
Grass,Natural Desert,Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: SSVEC

Landscape - Rear: Other: Natural
Desert,Trees

**Subdivision Restrict: Age
Restrictions:** No

Home Protection: Offered: No

Driveway: Shared

Section: 12

Fire Protection: Subscription

Range: 27.00

Road Type: Dirt

Technology: Shingle, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: Yes

Security: Other: DOG

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: None

Assessments: \$20,970

Community: None

Tax Code: 401-19-007M

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

Road Maintenance: Owner Maintenance

Terms: Cash,Conventional,FHA,USDA,VA

Listing Office

ListingOfficeName: Realty Executives
Arizona Territory

Listing Office Address: 200 N Haskell
Ave, Willcox, AZ 85643

Listing Member Phone: (520) 507-7159

Listing Office Phone: (520) 507-1010

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

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Vaulted Ceilings

Sewer: Septic

Neighborhood Feature: None

Primary Bathroom Features: Shower & Tub

Fireplace Location: Other: Family Room

Pool: Conventional: No

Assoc Amenities: None

Laundry: Laundry Room

Fireplace: Gas,Wood Burning

Main Cooling: Ceiling Fans,Central Air

Main Heating: Forced Air

Patio/Deck: Deck

Pool: None

Spa: None, None

Water: Private Well

Water Heater: Electric

Window Covering: None

Gas: Propane

Guest Facilities: None

Nearby Schools

High School: Valley Union

Middle School: Ash Creek

Elementary School: Ash Creek

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: None

