



**\$100,000**

- Lots / Land
- Active



## **13460 S ROCKHOUSE CANYON TRAIL, VAIL, AZ 85641, USA**

<https://rehomes.us>

Beautiful .99 acre lot in Mountain Vail Ranch – Windmill Ridge. Amazing mountain views in this neighborhood. Easy drive to shopping, downtown Tucson, dining, hiking, and other outdoor adventures. Neighborhood has paved streets, Cox cable, TEP, Southwest Gas, Vail Water and is located in the Vail School District.

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### **Basics**



**Category:** Lots / Land

**Lot size:** 43211.00 sq ft

**County:** Pima

**Entry Timestamp:** 2022-06-30T22:13:14.454

**Municipality/Zoning:** Pima County - GR1

**Township:** 16

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 363

**List Number Main:** 22217166

**Lot Acres:** 0.99 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** Mountain View Ranch Lot 183

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## Building Details

**Lot Features:** East/West Exposure

**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:** Mountain View Ranch (1-362)

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-261-1375

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** None

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

**Phone: Location:** On Site

**Special Listing Conditions:** Public Report

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Windmill Ridge at Mo

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-21-1890

**Property Disclosures:** Public report,Seller Prop Disclosure,Site Plan

**Road Maintenance:** HOA

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

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

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

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## Listing Office

**Listing Office ShortId:** 498303

**ListingOfficeName:** Realty Executives AZ Territory

**Listing Office Address:** 18767 S Nogales Highway Ste 12, Green Valley, AZ 85614

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 861-9662

**Office ID:** 20130529181519750377000000

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## Amenities & Features



**Sewer:** None

**Electric:** Electric Company

**Water:** Water Company

**Gas:** **Location:** On Site

**Neighborhood Feature:** None

**Assoc Amenities:** None

**Gas:** Natural

**Electric:** **Location:** On Site

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**School District:** Vail

**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2021

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

**Association & Fees:** **HOA Amt (Monthly):** \$250

**Taxes:** \$826.04

