



**\$94,000**

- Lots / Land
- Active

## **3194 W BEAR CREEK WAY, BENSON, AZ 85602, USA**

<https://rehomes.us>



Custom home ready! 2.7 acres located in the tranquil Red Hawk Subdivision. Design Guidelines for community conformity, utilities underground to property line. Close to I10, shopping and metro Tucson. Panoramic views and elevated lot located on a dual Cul De Sac. This beautiful lot is waiting for your Custom Home.

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### **Basics**



**Category:** Lots / Land

**Lot size:** 117612.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-05-08T17:37:55.677

**Municipality/Zoning:** Benson - RU4

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 52

**List Number Main:** 22310047

**Lot Acres:** 2.70 acres

**Lot Dimensions:** 485' x 240' x 26' x 71' x 315' x 311'

**Area:** Benson/St. David

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## Description

**Legal Description:** Red Hawk II Units 2 & 3 Lot 181 2.700Ac Sec's 19 20 29-17-19

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## Building Details

**Lot Features:** Corner Lot,Cul-De-Sac,Hillside Lot,Subdivided

**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:** Red Hawk at J-6 Ranch

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** CC&Rs,Seller Prop Disclosure

**Road Maintenance:** County

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

**Distance to Utilities: Gas:** None

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Red Hawk J6 Ranch

**Community:** None

**Tax Code:** 124-10-086

**Road Type:** Paved

**Terms:** Cash

**Distance to Utilities: Sewer:** None / Septic

**Distance to Utilities: Water:** Lot Line

**Phone: Location:** On Site

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## Listing Office

**Listing Office ShortId:** 498312

**Listing Office Address:** 9172 S Houghton Rd No. 110, Tucson, AZ 85747

**Listing Member Phone:** (520) 271-5333

**ListingOfficeName:** Realty Executives Arizona Territory

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

**Office ID:** 20180523232341720491000000

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## Amenities & Features

**Sewer:** None,Septic

**Electric:** Electric Company

**Gas:** None

**Neighborhood Feature:** Paved Street,Walking Trail

**Water:** Water Company





## Nearby Schools

**High School:** Benson

**Middle School:** Benson

**School District:** Benson

**Elementary School:** Benson



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt  
(Monthly):** \$13

**Taxes:** \$698.58

