



**\$400,000**

**13935 OLD RANCH HOUSE RD, MARANA, AZ  
85658, USA**

<https://rehomes.us>

- Lots / Land
- Active



The Most Unbelievable and beautiful Views from this Custom 4.5 acre homesite in a very private and exclusive community of Saguaro Ranch in the Tortolita Mountains..The Property is Adorned by Natures Most Majestic Saguaros and Rock Boulders that makes this property luxurious and Unique. It Includes specially designed House plans .. Must see

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## Basics



**Category:** Lots / Land

**Lot size:** 196368.00 sq ft

**County:** Pima

**Entry Timestamp:** 2022-12-12T13:27:07.224

**Municipality/Zoning:** Marana - RD180

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 199

**List Number Main:** 22230751

**Lot Acres:** 4.51 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s)

**Property Use Type:** Residential

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## Description

**Legal Description:** Saguaro Ranch Lot 32

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## Building Details

**Lot Features:** 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:** Saguaro Ranch (9-52) Blks. 1-4

**Direction:** N

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** Yes

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities:** **Sewer:** N/A

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

**Phone:** **Location:** On Site

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict:** **Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 219-10-0500

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

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

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

**Listing Office**

**Listing Office ShortId:** 51535

**Listing Office Address:** 7445 N Oracle Rd No. 201, Tucson, AZ 85704

**Office ID:** 20180830164934316620000000

**ListingOfficeName:** Realty One Group Integrity

**Listing Member Phone:** (520) 227-1786

**Amenities & Features**

**Sewer:** Alternative System

**Electric:** Electric Company

**Gas:** Natural

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

**Neighborhood Feature:** Gated Community

**Water:** City

**Water:** **Location:** On Site

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





## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Ironwood



## Fees and Taxes

**Tax Year:** 2021

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

**Association & Fees: HOA Amt (Monthly):**  
\$388

**Taxes:** \$5,359.23

