



**\$399,000**

**1401 E BEATUS DR, NOGALES, AZ 85621, USA**

<https://rehomes.us>

Your chance to own a home designed by famous mid-Century modern architect Ann Rhysdale, one of the first women architects in Arizona. End of the Road location for privacy and nestled high on a hill, the house sits on 4.09 acres and includes an adjacent 2.76 acre lot for a total of 6.85 acres. Loaded [...]

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



**Laura Jean Miller**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 1966  
**Days On Market:** 23  
**County:** Santa Cruz  
**Lot Acres:** 6.85 acres  
**Lot Dimensions:** Irregular  
**View:** City,Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 178160.00 sq ft  
**MLS #:** 22415940  
**Bathrooms Full:** 2  
**List Number Main:** 22415940  
**Municipality/Zoning:** SCC - R-1  
**Township:** 24

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## Description

**Legal Description:** Sub Beatus Est #1 Lot 8B & Pt Of Ne4 Sw4 Sec 3 24 14 As Desc in Dkt 87/352

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## Rooms

**Sauna Level:** Nogales Unified School District #1

**Kitchen Features: Pantry:** Cabinet

**Extra Room: Other:** Family Room

**Kitchen Features:** Dishwasher,Electric Oven,Gas Cooktop,Microwave

**Kitchen Features: Countertops:** Concrete

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Breakfast Nook,Great Room

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## Building Details



**Lot Features:** Cul-De-Sac,Dividable Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2582.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** None

**Floor covering:** Laminate

**Construction:** Brick

**# of Garage Spaces:** 0.00

**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:** Beatus Estates

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs,Trees

**Horse Property:** Yes - By Variance

**Electric: Electric Company:** Unosource

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Attribution Contact:** jeanmiller@longrealty.com

**Tax Code:** 103-04-047A

**Property Disclosures:** Flood Plain,Lead-Based Paint,Seller Prop Disclosure,Unknown

**Road Maintenance:** City

**Terms:** Cash,Conventional,FHA,USDA,VA

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## Listing Office



**ListingOfficeName:** Long Realty Sonoita/Patagonia

**Listing Office Phone:** (520) 394-2120

**Listing Office Address:** 327 McKeown Ave, P.O.  
Box 1059, Patagonia, AZ 85624

**Listing Office Url:**  
<http://www.buysonoita.com>

**Listing Member Phone:** (520) 508-3335

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Entertainment Center Built-In,Foyer,Split Bedroom Plan,Walk In Closet(s),Wet Bar

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Natural Gas

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Fountain,Shed

**Neighborhood Feature:** None

**Fireplace Location: Other:** Living Room

**Laundry:** Laundry Room,Sink

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Slab

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Nogales

**Middle School:** Wade Carpenter

**Elementary School:** Lincoln

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## Fees and Taxes

**Tax Year:** 2023

