



\$50,000

## 14040 CANELO AVE, TUCSON, AZ 85736, USA

<https://rehomes.us>

- Lots / Land
- Active

Welcome to Diamond Bell Ranch. Our little, well kept secret. Enjoy all that Southern Arizona has to offer, with star-lit nights and the mountain views of Kitt Peak. Build your dream home on this lot with the adjoining lot for more acreage. All utilities to the lot line. No HOA.



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### Basics

**Category:** Lots / Land

**Lot size:** 76230.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-06-26T15:12:07.598

**Municipality/Zoning:** Pima County - CR1

**Township:** 16

**Area:** Extended Southwest

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22313694

**Lot Acres:** 1.75 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential



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## Description

**Legal Description:** Diamond Bell Ranch Tucson Unit Lot 269

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## Building Details

**Lot Features:** East/West Exposure,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.

**Special Listing Conditions:** None

**Subdivision Name:** Diamond Bell Ranch - Tucson Unit 9 (Lots 58-375)

**Co-op Fee:** \$5

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Section:** 34

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 301-67-2690

**Range:** 10.00

**Property Disclosures:** None

**Road Type:** Dirt

**Road Maintenance:** County

**Terms:** Cash,Conventional

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

**Distance to Utilities: Sewer:** Needs install

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

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

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

**Phone: Location:** Available

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## Listing Office



**Listing  
Office  
ShortId:**  
70204

**ListingOfficeName:** Coldwell Banker Realty

**Listing  
Office  
Address:**

180 W.  
Continental  
#100,  
Green  
Valley, AZ  
85622

**Listing Office Url:**

[http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing  
Member  
Phone:**

(520)  
425-1428

**Office ID:** 20091207184808506877000000

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## Amenities & Features

**Sewer:** Septic

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** None

**Neighborhood Feature:** Horses Allowed

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Marana

**Middle School:** Altar Valley

**School District:** Altar Valley

**Elementary School:** Robles

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$135.20

