



\$824,900

**3746 W TORTOLITA SPRINGS RD, MARANA,
AZ 85658, USA**

<https://rehomes.us>

- Lots / Land
- Active



Sixty mile views of three mountain ranges, city lights set in the Tortolita Mountain range. Thru the tunnel one will discover the majesty of Saguaro Ranch /MOONLIGHT CANYON. Saguaro Ranch includes 1,200 acres and only 20% of the Sonoran Desert will be disturbed, 80% will remain natural Sonoran Desert in the Tortolita Mountain Range. Feel [...]

Basics



Category: Lots / Land

Lot size: 69229.00 sq ft

County: Pima

Entry Timestamp: 2023-11-10T14:12:37.641

Municipality/Zoning: Marana - F

Township: 11

Area: Northwest

Status: Active

Days On Market: 12

List Number Main: 22324542

Lot Acres: 1.59 acres

Lot Dimensions: 97' X IRR X 420' X 347'

View: Mountain(s),Panoramic,Sunrise

Property Use Type: Residential

Description

Legal Description: Moonlight Canyon at Saguaro Ranch Phase 2 SQ20201530190 Lot 7

Building Details

Lot Features: East/West Exposure,North/South Exposure,Subdivided

Fence: None

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: Moonlight Canyon at Saguaro Ranch Phase 2

Direction: N

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saguaro Ranch Prop.

Assessments: \$0

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Terms: Cash,Conventional

Distance to Utilities: Sewer: none

Distance to Utilities: Water: Lot Line

Phone: Location: Available

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$350

Association & Fees: HOA Telephone: (623) 670-0118

Section: 20

Tax Code: 219-10-1920

Property Disclosures: Affidavit of Disclosure,CC&Rs,Deed Restrictions,Public report

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: 16717

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (414) 491-8108

ListingOfficeName: Long Realty Company

Listing Office Url: <http://www.LongRealty.com>

Office ID: 20091207184655830878000000

Amenities & Features



Neighborhood Feature: Gated Community,Jogging/Bike Path,Paved Street,Walking Trail

Sewer: Other: Buyer to Install

Water: Active Water Mgmt

Water: Location: On Site

Electric: Location: On Site

Electric: Electric Company

Assoc Amenities: None

Gas: Natural

Gas: Location: On Site

Sewer: Location: Available

Nearby Schools

High School: Mountain View

Middle School: Tortolita

School District: Marana

Elementary School: Ironwood

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Quarterly

Association & Fees: HOA Amt (Monthly): \$408

Taxes: \$1,324.34

