



**\$875,000**

**14449 N PHINNY ROCK PL, MARANA, AZ  
85658, USA**

<https://rehomes.us>

- Lots / Land
- Active



Ready for your world class architectural masterpiece, this is one of the most dramatic homesites in Saguaro Ranch! Spectacular views of Pusch Ridge and twinkling city lights with lush Sonoran Desert, amazing rock formations and majestic Saguaros. Walking distance to clubhouse.

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## Basics



**Category:** Lots / Land

**Lot size:** 200376.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2023-04-14T19:25:55.542

**Municipality/Zoning:** Marana - R144

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 76

**List Number Main:** 22308297

**Lot Acres:** 4.60 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Saguaro Ranch lot 48

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## Building Details

**Lot Features:** Corner Lot,Hillside Lot,North/South 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.

**Subdivision Name:** Saguaro Ranch (9-52) Blks. 1-4

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saguaro Ranch HOA

**Assessments:** \$0

**Community:** None

**Tax Code:** 219-10-0660

**Property Disclosures:** CC&Rs, Deed Restrictions, Easements, Public Airport Vcty, Seller Prop Disclosure

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Street

**Distance to Utilities: Gas:** Street

**Distance to Utilities: Electric:** Street

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-867-6100

**Section:** 17

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash, Conventional, Submit

**Distance to Utilities: Sewer:** street

**Distance to Utilities: Water:** Street

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 52225

**ListingOfficeName:** Tangible Wealth A Luxury Real Estate Company

**Listing Office Address:** 5425 N Kolb Rd #113, Tucson, AZ 85750

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

**Listing Member Phone:** (520) 906-6100

**Office ID:** 20201020220009002862000000

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## Amenities & Features



**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated Community,Paved Street,Pool,Rec Center,Spa,Tennis Court(s)

**Assoc Amenities:** Clubhouse,Pool,Spa/Hot Tub,Tennis Court(s)

**Gas:** Natural

**Gas: Location:** Available

**Electric:** Electric Company

**Water:** City

**Water: Location:** Available

**Sewer: Location:** Available

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Ironwood

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## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$305.85

**Taxes:** \$6,118.81

