



2/11/2022, 4:17:59 PM

Override 1

1455 W BIG ROOM PL, BENSON, AZ 85602, USA

<https://rehomes.us>

\$44,500

- Lots / Land
- Active



Fully Developed Lot located in the Canyons at Whetstone. Located on a cul-de-sac with only 15 total lots. Priced below the costs to develop them today. Great opportunity for a for someone to build in this great community. There are a total of 4 lots available at this price individually or you can purchase all [...]

Basics



Category: Lots / Land

Lot size: 7200.00 sq ft

County: Cochise

Entry Timestamp: 2023-10-04T18:28:56.554

Municipality/Zoning: Benson - B2

Township: 17

Area: Benson/St. David

Status: Active

Days On Market: 1

List Number Main: 22321543

Lot Acres: 0.17 acres

Lot Dimensions: Irregular, Pie Shaped

View: Mountain(s),Sunrise,Sunset

Property Use Type: Residential

Description

Legal Description: The Canyons at Whetstone Ranch Lots 148 Recorded in Cochise County, Arizona Book 15 Page 23

Building Details

Lot Features: Borders Common Area,Cul-De-Sac,Subdivided **Fence:** **Other:** Partial Block 1 side
Fence: Block

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: Other/Unknown

Direction: W

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone:
520-477-0254

Section: 32

Fire Protection: Included in Taxes

Range: 20.00

Road Type: Paved

Terms: Cash,Owner Carry,Submit

Distance to Utilities: Sewer: Lot Line

Distance to Utilities: Water: Lot Line

Phone: Location: On Site

Special Listing Conditions: None

Co-op Fee: \$4

Horse Property: No

Subdivision Restrict: Age Restrictions:
No

Association & Fees: HOA Name: The
Canyons HOA

Assessments: \$0

Community: None

Tax Code: 124-77-148

Property Disclosures: Plat Map

Road Maintenance: City

Distance to Utilities: Phone: Lot Line

Distance to Utilities: Gas: Lot Line

Distance to Utilities: Electric: Lot Line

Listing Office

Listing Office ShortId: 5380

Listing Office Address: 11115 N. La Canada Drive, Suit,
Oro Valley, AZ 85737

Office ID: 20140620211601012460000000

ListingOfficeName: Cantera Real
Estate, LLC

Listing Member Phone: (520)
904-5055

Amenities & Features

Neighborhood Feature: None

Water: Water Company

Water: Location: On Site

Electric: Location: On Site

Electric: Electric Company

Gas: Natural

Gas: Location: On Site

Sewer: Location: On Site





Nearby Schools

High School: Benson

Middle School: Benson

School District: Benson

Elementary School: Benson



Fees and Taxes

Tax Year: 2023

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

Association & Fees: HOA Amt (Monthly):
\$24.84

Taxes: \$285.74

