



**\$80,000**

**14652 E SANDS RANCH RD, VAIL, AZ 85641,  
USA**

<https://rehomes.us>

- Lots / Land
- Active



Welcome to Mountain View Ranch, a hidden gem nestled in the beautiful town of Vail, Arizona. This exceptional community offers an abundance of space and tranquility, boasting estate-sized lots. The homesites at Mountain View Ranch are truly remarkable, providing residents with the opportunity to create their own personal oasis. With vast expanses of land, you'll [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 57225.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-11-25T14:45:52.911

**Municipality/Zoning:** Pima County - GR1

**Township:** 16

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22325520

**Lot Acres:** 1.31 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s)

**Property Use Type:** Residential

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## Description

**Legal Description:** MOUNTAIN VIEW RANCH LOT 295

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## Building Details

**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:** Mountain View Ranch (1-362)

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Windmill Ridge at MV

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-21-3010

**Property Disclosures:** CC&Rs,Public report

**Road Maintenance:** County

**Distance to Utilities: Phone:** At lot line.

**Distance to Utilities: Gas:** At lot line.

**Distance to Utilities: Electric:** At lot line.

**Special Listing Conditions:** No SPDS,Public Report

**Co-op Fee:** \$4

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$375

**Association & Fees: HOA Telephone:** (520)261-0477

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Will require septic.

**Distance to Utilities: Water:** At lot line.

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 142000645

**Listing Office Address:** 4185 S Camino De la Canoa, Green Valley, AZ 85614

**Office ID:** 20200213222009441419000000

**ListingOfficeName:** RE/MAX Portfolio Homes

**Listing Member Phone:** (520) 334-0282

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## Amenities & Features



**Sewer:** None  
**Electric:** Electric Company  
**Water:** Water Company  
**Water: Location:** Available  
**Electric: Location:** Available

**Neighborhood Feature:** None  
**Assoc Amenities:** None  
**Gas:** Natural  
**Gas: Location:** Available  
**Sewer: Location:** None

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## Nearby Schools

**High School:** Cienega  
**Middle School:** Old Vail

**School District:** Vail  
**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2023  
**Association & Fees: HOA Payment Frequency:** Annually

**Association & Fees: HOA Amt (Monthly):** \$21  
**Taxes:** \$10.05

