



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

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## 1478 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:** 9141.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2023-10-04T18:27:18.830

**Municipality/Zoning:** Benson - B2

**Township:** 17

**Area:** Benson/St. David

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22321540

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular, Pie Shaped

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

**Property Use Type:** Residential

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## Description

**Legal Description:** The Canyons at Whetstone Ranch Lots 141 Recorded in Cochise County, Arizona Book 15 Page 23

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## Building Details

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

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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:** 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:** 124-77-141

**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

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## 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

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## 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

