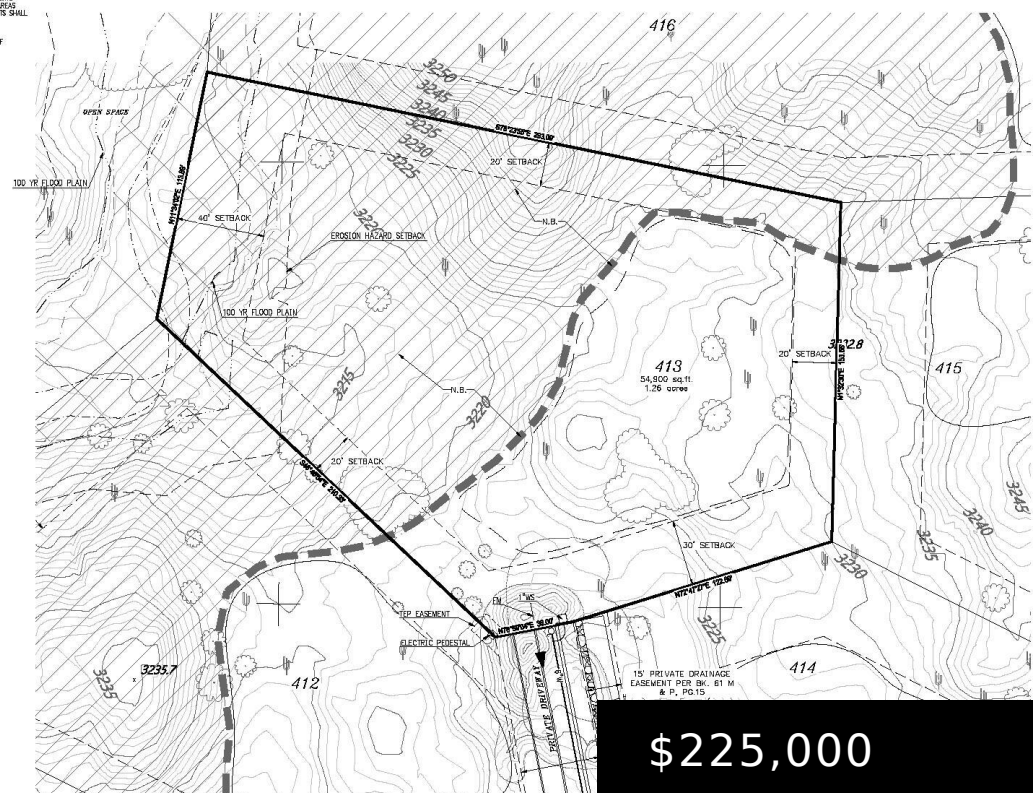


LEGEND

- EASEMENT LINE  
 SEWER LINE  
 WATER LINE WITH SIZE NOTED  
 RIGHT OF WAY LINE  
 LOT LINE  
 RAILROAD CENTER LINE  
 EASEMENT LINE  
 100-FOOT FLOOD PLAIN LIMIT  
 RIPARIAN AREA LIMIT  
 FLOOD LINE  
 SLOPE LINE  
 (P) PLY SURVEY MONUMENT AS NOTED  
 (IN PIN, BRASS CAP, ETC.)  
 P.U. PUBLIC UTILITY EASEMENT  
 N.A.C. NO ACCESS EASEMENT  
 (R) INDICATES A RADIAL LINE TO A CURVE.  
 ■ INDICATES 1/2" (IN PIN TAGGED BY  
 ALL LOTS)  
 ■ INDICATES BARRIERS OWNED SURVEY  
 MONUMENT STAMPED BY A REGISTERED  
 LAND SURVEYOR TO BE SET UP ON  
 COMPLETION OF CONSTRUCTION OF THE ROADWAY  
 OR DRIVEWAY IMPROVEMENTS  
 SVT (SIGHT VISIBILITY TRIANGLE), IF APPLICABLE  
 INDICATES APPROXIMATE SET BACK LOCATION ON  
 RESTRICTED LOTS  
 ☆ TULSON ELECTRIC POWER COMPANY  
 TEP TEP ELECTRIC TRANSFORMER  
 TEP TEP PERMITS  
 N.B. NO BUILD AREAS  
 NO BUILD AREA BOUNDARY  
 FIRE HYDRANT  
 EXISTING FENCE LINE  
 PROPOSED BUILDING ENVELOPE  
 FM INDIVIDUAL SEWER FORCE MAIN CONNECTION  
 LOCATION  
 MH MANHOLE  
 DIRECTION OF FLOW - SEWER OR FORCE MAIN

**DISCLAIMER**

All data provided by the VLB Group, Inc. is restricted to use and reference only to the site and project for which it was originally prepared. Any other uses are prohibited without authorization from the VLB Group, Inc. Any correspondence issued by the VLB Group, Inc. is not certified or sealed as a professional product of an employee of the VLB Group, Inc. and may vary from information contained in sealed correspondence. The VLB Group, Inc. does not accept any electronic correspondence received from the VLB Group, Inc. by recipient shall be at the recipient's full risk. Recipient indemnifies and holds the VLB Group, Inc. harmless from all claims or losses resulting from any issue or provided electronic correspondence. The electronic correspondence received from the VLB Group, Inc. is prohibited from further distribution to third parties.



\$225,000

- Lots / Land
- Active



<https://rehomes.us>

Range Listing: Imagine owning a canvas adorned with the most breathtaking frames nature can offer – expansive vistas of Southern Arizona’s enchanting landscapes, the majestic Catalina & Tortolita mountains, majestic saguaros and rock formations. Our hand-picked lots have been meticulously chosen for their unbeatable views, eagerly awaiting the creation of a home that will seamlessly [...]

## Basics



**Category:** Lots / Land

**Lot size:** 54900.00 sq ft

**List Number Main:** 22321211

**Lot Acres:** 1.26 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

**Status:** Active

**County:** Pima

**Entry Timestamp:** 2023-09-30T14:45:26.166

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 11

**Area:** Northwest

Description

**Legal Description:** STONE CANYON VII LOT 413

Building Details

**Lot Features:** Borders Common Area,East/West Exposure,Hillside Lot,Subdivided

**Fence: Other:** per plan

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:** Stone Canyon VII (404-485)

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA Name:** Stone Canyon Assn.

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** at lot

**Distance to Utilities: Water:** at lot

**Phone: Location:** Available

**Special Listing Conditions:** Public Report

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

**Horse Property:** No

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Community:** Rancho Vistoso-Stone Canyon

**Tax Code:** 219-06-1800

**Property Disclosures:** Public report

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** at lot

**Distance to Utilities: Gas:** at lot

**Distance to Utilities: Electric:** at lot

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## Listing Office

**Listing Office ShortId:** 13301

**Listing Office Address:** 405 W Tortolita Mountain Circle, Oro Valley, AZ 85755

**Listing Member Phone:** (520) 490-8835

**ListingOfficeName:** 1st Heritage Realty

**Listing Office Url:** [www.1stheritagerealty.com](http://www.1stheritagerealty.com)

**Office ID:** 20091207184805873983000000

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## Amenities & Features

**Sewer:** Connected

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

**Electric:** Electric Company **Water:** Water Company

**Gas:** Natural





## Nearby Schools

**High School:** Ironwood Ridge  
**Middle School:** Coronado K-8

**School District:** Amphitheater  
**Elementary School:** Painted Sky



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt  
(Monthly):** \$254  
**Taxes:** \$10.15

