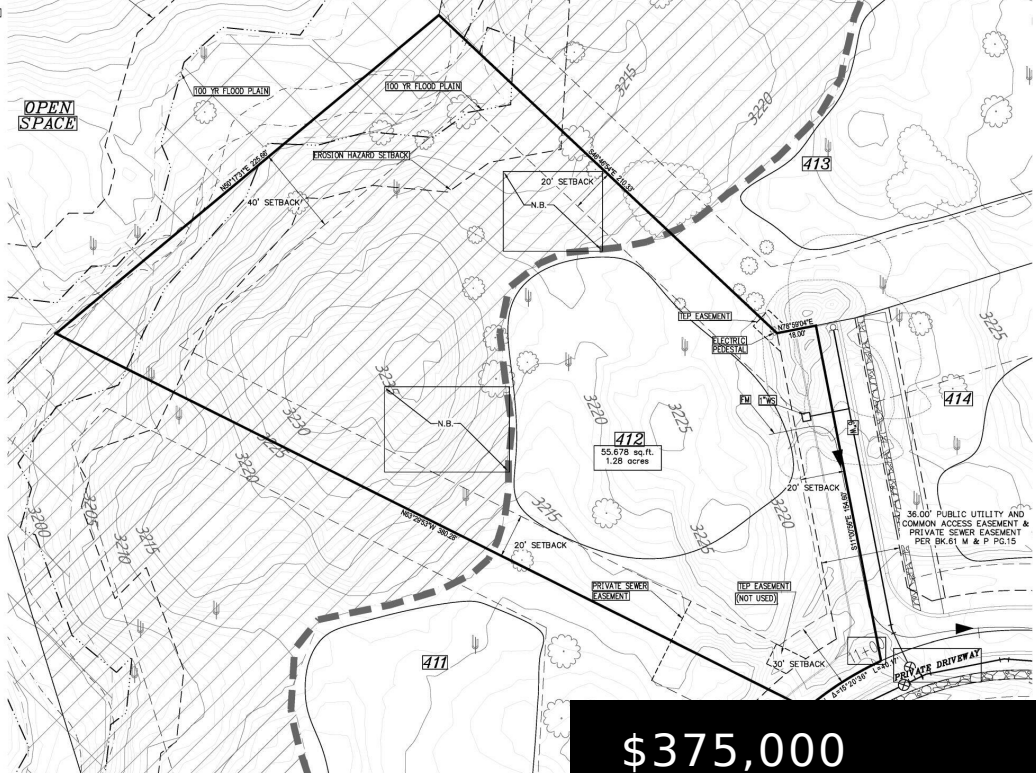


4. ALL EASEMENTS NOTED ARE PER BK. 61 OF MAPS AND PLATS AT PAGE 15 (STONE CANYON VII RANCHO VISTOSO NEIGHBORHOOD 11 LOTS 404 THRU 485, AND COMMON AREA A) UNLESS NOTED OTHERWISE.

	EASEMENT LINE
	SHOW LINE
	WATER LINE WITH SIZE NOTED
	RIGHT-OF-WAY LINE
	ROADWAY CENTER LINE
	100-FOOT FLOOD PLAIN LIMIT
	HIGHWAY CENTER LINE
	SECTION LINE
	STOP LINE
	SHOW SURVEY MONUMENT AS NOTED (IRON PIN, BRASS CAP, ETC.)
	PUBLIC UTILITY EASEMENT
	NO ADJACENT EASEMENT
	INDICATES A RADIAL LINE TO A CURVE
	INDICATES 1/2" IRON PIN TAGGED BY SURVEY
	INDICATES BRASS CAPPIN SURVEY MONUMENT STAKED BY A PROFESSIONAL AND SHOWN TO BE IN THE RIGHT LOCATION FOR ADJACENT EASEMENT OR THE ROADWAY OR HIGHWAY IMPROVEMENTS
	DO NOT SCALE THIS DRAWING. IF APPLICABLE, CONSULT APPROPRIATE FOR ACCESS LOCATIONS OR HIGHWAY LOCATION ON RESTRICTED TOSS
	INDICATES ELECTRIC POWER COMPANY TAP ELECTRIC TRANSFORMER
	NO BUILD AREAS
	NO BUILD AREA BOUNDARY
	THE HIGHWAY
	EXISTING FENCE LINE
	PROPOSED BUILDING FOOTPRINT
	INDIVIDUAL, SEWER FORCE MAIN CONNECTION LOCATION
	MANHOLE
	DIRECTION OF FLOW - SEWER OR FORCE MAIN

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\$375,000



<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:** 55675.00 sq ft

**List Number Main:** 22321208

**Lot Acres:** 1.28 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

**Status:** Active

**County:** Pima

**Entry Timestamp:** 2023-09-30T14:26:23.129

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

**Township:** 11

**Area:** Northwest

Description

**Legal Description:** STONE CANYON VII LOT 412

Building Details

**Lot Features:** 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:** 219-06-1790

**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

