



**16060 W PINACATE AVE, TUCSON, AZ 85736, USA**

<https://rehomes.us>

**\$32,000**

- Lots / Land
- Active



Enjoy stunning sunsets and mountain views in Diamond Bell Ranch. No HOA, county maintained roads and watch the deer stroll by. City water and Trico Electric at the lot line. Reap all that Southern Arizona has to offer. Build the home of your dreams on this 1.16 acre lot and stay awhile.

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## Basics



**Category:** Lots / Land

**Lot size:** 50734.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-01-18T17:21:49.825

**Municipality/Zoning:** Pima County - CR1

**Township:** 16

**Area:** Extended Southwest

**Status:** Active

**Days On Market:** 3

**List Number Main:** 22401573

**Lot Acres:** 1.16 acres

**Lot Dimensions:** 321 x 139 x 298 x 138

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

**Property Use Type:** Residential

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## Description

**Legal Description:** From Parcel:001010010 /Diamond Bell Ranch Tucson Unit 9 Lot 212

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## Building Details

**Lot Features:** East/West Exposure

**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:** Diamond Bell Ranch - Tucson Unit 9 (Lots 58-375)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 10.00

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Needs septic

**Distance to Utilities: Water:** Lot line

**Phone: Location:** None

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 301-67-2120

**Property Disclosures:** None

**Road Maintenance:** County

**Distance to Utilities: Phone:** N/A

**Distance to Utilities: Gas:** Lot line

**Distance to Utilities: Electric:** Lot line

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## Listing Office

**Listing Office ShortId:** 70204  
**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 180 W. Continental #100, Green Valley, AZ 85622  
**Listing Office Url:** [http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid\\_3118/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing Member Phone:** (520) 425-1428  
**Office ID:** 20091207184808506877000000

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## Amenities & Features



**Neighborhood Feature:** Horses Allowed

**Sewer: Other:** Needs septic

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** None

**Electric:** Electric Company

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Flowing Wells

**Middle School:** Altar Valley

**School District:** Altar Valley

**Elementary School:** Robles

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$137.63

