



\$550,000

**16925 W PEPPERBOX LN, MARANA, AZ
85653, USA**

<https://rehomes.us>

- 2 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active

Seller to entertain/counter offers from \$550-\$600k. Embark on a journey to revitalize this 2.2-acre property in the heart of White Fence Farms, where the allure of equestrian life meets the mesmerizing beauty of Tucson's seasonal technicolor sunsets. Brimming with potential, this ranch is the ideal canvas for horse lovers seeking to create an exceptional space [...]



Don Vallee

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1977

Days On Market: 7

County: Pima

Lot Acres: 2.21 acres

Lot Dimensions: 227' x 423' x 228' x423'

View: Residential,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 96311.00 sq ft

MLS #: 22401671

Bathrooms Full: 2

List Number Main: 22401671

Municipality/Zoning: Pima County - SH

Township: 12

Description

Legal Description: White Fence Farms Lots 49 & 50

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Closet

Kitchen Features: **Dining Areas:** Breakfast Nook,Formal Dining Room

Appliance Color: Stainless

Kitchen Features: Garbage Disposal,Gas

Extra Room: None

Range,Refrigerator,Reverse Osmosis,Water Purifier

Building Details

Lot Features: Subdivided

Garage/Carport Feat: Additional Carport

of Carport Spaces: 2.00

Floor covering: Carpet, Ceramic Tile

Basement: No

Fence: Other: No Climb Fencing

Construction: Frame - Stucco

Main House SqFt: 1557.00 sq ft

of Garage Spaces: 0.00

Stories: One

Style: Ranch

Fence: Wire,Wood

Construction Status: Existing



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: White Fence Farms (1-65)

Landscape - Front: Other: Desert Plantings,Grass,Shrubs,Trees

Horse Property: Yes - By Zoning

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Grass,Trees

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: None

Section: 9

Attribution Contact: 520-730-1478

Tax Code: 208-27-050A

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: Yes

Electric: Electric Company: Trico

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 10.00

Road Type: Paved

Technology: Built-Up,Shingle, Cable TV,High Speed Internet,Pre-Wired Srnd Snd,Telephone

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 730-1478

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows,Insulated Windows,Skylights,Storm Windows,Walk In Closet(s),Water Purifier,Water Softener

Sewer: Septic

Primary Bathroom Features: 2 Primary Baths,Jetted Tub,Pedestal Sink(s),Shower Only

Pool: Conventional: No

Laundry: Dryer,Electric Dryer Hookup,Gas Dryer Hookup

Main Cooling: Ceiling Fans,Gas

Patio/Deck: Covered,Patio,Paver,Screened

Security: Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Exterior Features: Courtyard,Dog Run,Fountain,Misting System,Shed,Workshop

Neighborhood Feature: Horse Facilities,Lighted

Fireplace Location: Other: Living Room

Assoc Amenities: None

Fireplace: Gas

Main Heating: Gas Pac

Pool: None

Spa: None, None

Water Heater: Propane

Gas: Propane

Nearby Schools

High School: Marana

Elementary School: Roadrunner

Middle School: Marana

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: None

