



**\$94,750**

- Lots / Land
- Active

## **17735 S PLACITA DEL MAGO, SAHUARITA, AZ 85629, USA**

<https://rehomes.us>



There are very few suburban lots available in the Town of Sahuarita where you can build your very own custom home with full utility connections and where RV parking is allowed! This is one of those opportunities!! Here's your chance to own a lot in the desirable La Canada Norte II neighborhood. Just under 1/2 [...]

---

### **Basics**



**Category:** Lots / Land

**Lot size:** 17860.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-12-12T15:58:04.599

**Municipality/Zoning:** Sahuarita - CR2

**Township:** 17

**Area:** Green Valley North

**Status:** Active

**Days On Market:** 7

**List Number Main:** 22326684

**Lot Acres:** 0.41 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

---

## Description

**Legal Description:** From Parcel:30349005D /La Canada Norte II Lot 0074

---

## Building Details

**Lot Features:** Cul-De-Sac

**Fence:** None

---

## 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:** La Canada Norte II (51-119)

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** La Canada Norte II

**Assessments:** \$0

**Community:** La Canada Norte 2

**Tax Code:** 303-49-1290

**Property Disclosures:** None

**Road Maintenance:** County

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Lot Line

**Distance to Utilities: Electric:** Lot Line

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$100

**Association & Fees: HOA Telephone:** 520.393.8139

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash

**Distance to Utilities: Sewer:** Lot Line

**Distance to Utilities: Water:** Lot Line

**Phone: Location:** On Site

---

## Listing Office

**Listing Office ShortId:** 4703

**Listing Office Address:** 16101 S Delgado Rd, Sahuarita, AZ 85629

**Listing Member Phone:** (520) 820-9151

**ListingOfficeName:** Suburban Real Estate Group,LLC

**Listing Office Url:** <http://www.>

**Office ID:** 20091207184930651351000000

---

## Amenities & Features

**Neighborhood Feature:** None

**Sewer: Other:** sewer available

**Water:** City

**Gas: Location:** On Site

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas:** Natural





## Nearby Schools

**High School:** Sahuarita  
**Middle School:** Sahuarita

**School District:** Sahuarita  
**Elementary School:** Sahuarita



## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$14.42
<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually	<b>Taxes:</b> \$874.23

