



**\$529,000**

## **180 CIRCULO MONTANA, NOGALES, AZ 85621, USA**

<https://rehomes.us>

Handsome Santa Fe styled home sitting way back from the road on a particularly serene 40.22ac parcel. The property has a private entry gate & is dividable ~if you wish. The habitat is gently rolling, & dotted with mature trees, including mesquite; it would be ideal for horses! The 2,098sf home c.1996 is a 3Be, [...]

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



**Kathleen James**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1996

**Days On Market:** 21

**County:** Santa Cruz

**Lot Acres:** 40.22 acres

**Lot Dimensions:** Irregular; See SC County Plat.

**View:** Mountains,Pasture,Rural,Sunset,Wooded

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 1751983.20 sq ft

**MLS #:** 22409446

**Bathrooms Full:** 2

**List Number Main:** 22409446

**Municipality/Zoning:** SCC - R-1

**Township:** 23

Description

**Legal Description:** SUB LAKE PATAGONIA RANCH UNIT NO.3 LOT 30

Rooms

**Sauna Level:** Other

**Kitchen Features: Countertops:** Tile

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Breakfast Nook,Dining Area,Great Room

**Kitchen Features:** Desk,Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Lazy Susan,Microwave,Refrigerator

**Laundry Level:** Desk

**Kitchen Features: Pantry:** Walk-In

**Extra Room: Other:** Garage WkShop Area

**Extra Room:** Storage

Building Details



**Lot Features:** Dividable Lot,East/West Exposure,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2098.00 sq ft

**Stories:** One

**Fence:** Barbed Wire,Masonry

**Garage/Carport Feat:** Workbench, Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Santa Fe

**Construction Status:** Existing

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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:** Lake Patagonia Ranch

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Shrubs,Trees

**Horse Facilities:** No

**Security: Other:** Owner-owned system

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Lk Patagon. Ranch #3

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 1

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Gravel

**Technology:** Built-Up, Pre-Wired Tele Lines

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** UniSource, Nogales

**Landscape - Rear: Other:** Low Care,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-841-0253

**Accessibility Option:** Level

**Assessments:** \$0

**Community:** None

**Tax Code:** 106-06-099

**Property Disclosures:** Flood Plain,Insurance Claims History Report,Military Airport Vcty,Other,Public Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit,VA

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## Listing Office

**ListingOfficeName:** La Frontera Realty

**Listing Office Address:** 340 Naugle Ave, Patagonia, AZ 85624

**Listing Member Phone:** (520) 604-6762

**Listing Office Phone:** (520) 394-0110

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



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Low Emissivity Windows,Skylight(s),Skylights,Storage,Walk In Closet(s),Whl Hse Air Filt Sys,Workshop

**Sewer:** Septic

**Primary Bathroom Features:** Exhaust Fan,Jetted Tub,Shower & Tub

**Patio/Deck: Other:** Walled Courtyards

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air

**Pool:** None

**Water:** Pvt Well (Registered)

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard,Fountain,Native Plants,Shed,Workshop

**Neighborhood Feature:** Horses Allowed,Lake

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air,Heat Pump

**Patio/Deck:** Covered,Patio,Slab

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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# Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other

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# Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$21

**Assoc Fees Includes:** Street Maint

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

