



**\$1,800,000**

**18770 E CACTUS HL RD, VAIL, AZ 85641, USA**

<https://rehomes.us>

Are you looking for the ultimate exclusivity and privacy? Then look no further, this is a rare property that is surrounded by Saguaro National Park. With over 53 acres of your own land in addition to the protected National Park, you will be in your own oasis. Enjoy hiking and exploring the land. Sit from [...]

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



**Korin Ekizian**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2008

**Days On Market:** 344

**County:** Pima

**Lot Acres:** 53.58 acres

**Lot Dimensions:** Irregular

**View:** Desert,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 2333935.00 sq ft

**MLS #:** 22218803

**Bathrooms Full:** 3

**List Number Main:** 22218803

**Municipality/Zoning:** Marana - IR

**Township:** 15

Description

**Legal Description:** From Parcel:20576006U /Pt Of S530.44' Of E2 Sec 15-15-17 & N1109.38' Of E2 Of Sec 22-15-17 53.58 Ac Aka Pt Of S530.44'

Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** North/South Exposure  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 3171.00 sq ft  
**Stories:** One  
**Fence:** None

**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Wood  
**Construction:** Natural Material,Stucco Finish  
**# of Garage Spaces:** 2.00  
**Style:** Southwestern  
**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:** X9 Ranch

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Accessibility Option:** Roll-In Shower

**Assessments:** \$63,437

**Community:** None

**Tax Code:** 205-92-0020

**Property Disclosures:** Insurance Claims History Report

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 22

**Fire Protection:** Subscription

**Range:** 17.00

**Road Type:** Gravel

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Telephone

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## Listing Office



**ListingOfficeName:** Burris, Hennessy & Co.

**Listing Office Phone:** (520) 882-4343

**Listing Office Address:** 1802 W. Grant No. 110-42, Tucson, AZ 85745

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

**Listing Member Phone:** (520) 261-1807

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Exposed Beams,Foyer,Non formaldehyde Cabinets,Skylights,Split Bedroom Plan,Storage

**Sewer:** Septic

**Primary Bathroom Features:** 2 Primary Baths,Double Vanity,Pedestal Sink(s),Separate Shower(s),Shower & Tub

**Patio/Deck: Other:** 2 PATIOS

**Laundry:** Laundry Room

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Patio

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Gated,Horses Allowed

**Fireplace Location: Other:** Living Room,Primary Bedroom

**Pool: Conventional:** No

**Fireplace:** Bee Hive

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Vail High School

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2021

