



**\$895,000**

## 2 WOOD CANYON RD, PATAGONIA, AZ 85624, USA

<https://rehomes.us>

This Is IT! 93 acre Ranch & Hacienda in Historic Crown C. Sprawling, private equestrian sanctuary located in the heart of Arizona wine country! Estate features a secluded 2503 sqft custom built Spanish style hacienda. Through the grand double-gate, enter the main house with great room full of natural light, looking out over back patio [...]

- 4 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Josh Berkley**

### Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4.00 baths  
**Year built:** 1995  
**Bathrooms Full:** 3  
**List Number Main:** 22321287  
**Municipality/Zoning:** SCC - SR  
**Township:** 21

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 4053693.00 sq ft  
**MLS #:** 22321287  
**County:** Santa Cruz  
**Lot Acres:** 93.06 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains,Pasture,Rural

**Description**

**Legal Description:** Sub Lower Windmill Parcel 1

**Rooms**

**Sauna Level:** Patagonia  
Public Schools

**Kitchen Features: Countertops:** Corian

**Kitchen Features: Pantry:** Cabinet  
**Dining Areas:** Breakfast Bar,Great Room

**Extra Room:** None

**Kitchen Features:** Desk,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Refrigerator

**Building Details**

**Lot Features:** Adjacent to Wash,Hillside Lot,Subdivided

**Garage/Carport Feat:** RV Garage/Workshop, Additional Garage,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Basement:** No

**Construction:** Masonry Stucco

**Main House SqFt:** 2503.00 sq ft

**# of Garage Spaces:** 4.00

**Stories:** One

**Style:** Ranch,Spanish Mission

**Fence:** Field,Masonry,Stucco Finish

**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:** Crown C Ranch

**Landscape - Front: Other:**  
Grass, Shrubs, Sprinkler/Drip, Trees

**Horse Facilities:** Yes

**Electric: Electric Company:** SSVEC

**Landscape - Rear: Other:** Grass, Natural Desert, Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-47-013

**Property Disclosures:** Insurance Claims History  
Report, Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:**  
None

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

**Horse Property:** Yes - By  
Zoning

**Guest House SqFt:** 855.0000

**Security: Other:** Gated  
Entrance

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age  
Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 9

**Fire Protection:** Included in  
Taxes

**Range:** 16.00

**Road Type:** Gravel

**Technology:** Tile, Pre-Wired Sat  
Dish, Telephone

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 185 S Moorman Ave, Sierra  
Vista, AZ 85635

**Listing Member Phone:** (520) 559-4399

**Listing Office Phone:** (520)  
378-1000

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



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# Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylights,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)	<b>Exterior Features:</b> Courtyard,Fountain,Misting System,Native Plants
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Horses Allowed,Walking Trail
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower & Tub	<b>Guest Facilities: Other:</b> Attached Casita
<b>Fireplace Location: Other:</b> Great Room	<b>Patio/Deck: Other:</b> Courtyard
<b>Pool: Conventional:</b> Yes	<b>Assoc Amenities:</b> None
<b>Laundry:</b> Laundry Room,Sink,Storage	<b>Fireplace:</b> Gas,Wood Burning
<b>Main Cooling:</b> Ceiling Fans,Dual,Evaporative Cooling	<b>Main Heating:</b> Forced Air,Natural Gas,Zoned
<b>Patio/Deck:</b> Enclosed,Patio	<b>Security:</b> None,Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> Pvt Well (Registered)
<b>Water Heater:</b> Propane	<b>Window Covering:</b> Stay
<b>Gas:</b> Propane	

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# Nearby Schools

<b>High School:</b> Patagonia Union High School	<b>Middle School:</b> Patagonia Elementary School
<b>Elementary School:</b> Patagonia Elementary School	

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# Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$11	<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually

