



\$629,000

20 VIA ESCALONES, NOGALES, AZ 85621, USA

<https://rehomes.us>

HANDSOME equestrian property appx 8mi from HISTORIC PATAGONIA & but a mile or two from LK PATAGONIA. On 14.25ac, this 2,623sf custom masonry home enjoys a split flrplan w/high ceilings & welcoming GreatRm w/fireplace & BIG VIEWS. A 5BE/4BA. The BdRms are presently used thusly: MASTER SUITE w/FP, meticulously appointed BA + a walk-out cvd [...]

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



Kathleen James

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2007

Days On Market: 16

County: Santa Cruz

Lot Acres: 14.25 acres

Lot Dimensions: Irregular; See Tax Assessor Plats

View: Mountains,Panoramic,Rural,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 620744.25 sq ft

MLS #: 22400033

Bathrooms Full: 4

List Number Main: 22400033

Municipality/Zoning: Other - SFR

Township: 23

Description

Legal Description: SUB LAKE PATAGONIA RANCH UNIT 6 LOTS 7, 8 AND 9

Rooms

Sauna Level: Other

Dining Areas: Other: Guest Suite

Kitchen Features: **Pantry:** Closet

Extra Room: Other: Study

Extra Room: Workshop

Laundry Level: All Electric

Kitchen Features: Countertops: Silestone Quartz

Kitchen Features: Appliance Color: Stainless

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

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Induction Cooktop,Island,Microwave,Refrigerator

Building Details



Lot Features: Adjacent to Wash,Cul-De-Sac,Dividable Lot,East/West Exposure,Elevated Lot

of Carport Spaces: 0.00

Floor covering: Ceramic Tile

Fence: Other: Appx 5 fenced acres

Main House SqFt: 2623.00 sq ft

Stories: One

Fence: Barbed Wire

Garage/Carport Feat: Concrete parking pad, Extended Length,None

Roof: Other: Concrete Tile

Basement: No

Construction: Slump Block

of Garage Spaces: 0.00

Style: Ranch

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: Lake Patagonia Ranch

Landscape - Front: Other: Low Care,Shrubs,Trees

Horse Facilities: Yes

Landscape - Rear: Other: Grass,Low Care,Shrubs,Trees

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$40

Association & Fees: HOA Telephone: 909-801-1257

Home Protection: Plan By: NEGOTIABLE

Driveway: To Property Line

Section: 6

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Electric: Electric Company: UNISOURCE, Nogales

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: LkPatagoniaRanch#6

Home Protection: Offered: No

Accessibility Option: Level

Assessments: \$0

Community: None

Tax Code: 106-06-164

Property Disclosures: Insurance Claims History Report,Military Airport Vcty,Public Airport Vcty,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,Submit,VA



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>

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,High Ceilings 9+,Split Bedroom
Plan,Walk In Closet(s),Whl Hse Air Filt
Sys,Workshop

Sewer: Septic

Primary Bathroom Features: 2 Primary
Baths,Double Vanity,Exhaust Fan,Separate
Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Slab

Spa: Hot Tub, Hot Tub

Water Heater: Electric

Gas: None

Exterior Features: Courtyard,Native
Plants,Workshop

Neighborhood Feature: Horses
Allowed,Lake,Paved Street

Fireplace Location: Other: Great
Room,Primary Bedroom

Assoc Amenities: None

Fireplace: Bee Hive,Wood Burning

Main Heating: Electric,Heat Pump

Security: None

Water: Pvt Well (Registered)

Window Covering: Stay

Guest Facilities: Quarters

Nearby Schools



High School: Other

Middle School: Other

Elementary School: Other

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: None

**Association & Fees: HOA Amt
(Monthly):** \$4

Association & Fees: HOA Payment Frequency:
Annually

