



**\$2,000,000**

## **2022 E OLD STONE HOUSE TRAIL, SAHUARITA, AZ 85629, USA**

<https://rehomes.us>

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

This beautiful investment/development property is platted for 44 lots in the Town of Sahuarita, Arizona. The main parcel with the home is 1.62 acres and the adjoining 44 lots make up the rest of the 49 acres. This is a great opportunity to purchase a block of lots in the coveted Stone House Subdivision! There [...]



**Gary Brasher**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 49.00 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 2134440.00 sq ft

**MLS #:** 22411983

**Bathrooms Full:** 2

**List Number Main:** 22411983

**Municipality/Zoning:** Other - CALL

**Township:** 18

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## Description

**Legal Description:** Multiple parcels and legal descriptions, please call listing agent.

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## Rooms

**Sauna Level:** Continental Elementary School District #39

**Kitchen Features:** Appliance Color: Black

**Extra Room:** Office

**Kitchen Features:** Pantry: Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Refrigerator

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## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3182.00 sq ft

**Stories:** One

**Fence:** Slump Block,Stucco Finish

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Stone, Wood

**Construction:** Frame - Stucco,Stone

**# of Garage Spaces:** 0.00

**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:** Stone House Phase II

**Landscape - Front:** Other: Flower Beds, Shrubs, Trees

**Horse Facilities:** No

**Landscape - Rear:** Other: Flower Beds, Shrubs, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Wide Hallways

**Section:** 8

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up, None

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Stone House

**Tax Code:** 304-84-0630

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's Internatio

**Listing Office Address:** Tubac Road, #2, Tubac, AZ 85646

**Listing Member Phone:** (520) 260-4048

**Listing Office Phone:** (520) 398-2506

**Listing Office Url:** <http://russlyon.com>

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## Units Information

**Unit Level:** 1



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# Amenities & Features

**Interior Features:** Exposed Beams  
**Neighborhood Feature:** Gated  
**Fireplace Location: Other:** Great Room,Patio  
**Assoc Amenities:** None  
**Fireplace:** Gas  
**Main Heating:** Heat Pump  
**Pool:** None  
  
**Spa:** None, None  
**Water Heater:** Natural Gas  
**Gas:** Natural

**Sewer:** Connected  
**Primary Bathroom Features:** Exhaust Fan  
**Pool: Conventional:** No  
  
**Laundry:** None  
**Main Cooling:** Central Air  
**Patio/Deck:** Patio  
**Security:** Smoke Detector(s),Wrought Iron Security Door  
**Water:** Water Company  
**Window Covering:** Stay  
**Guest Facilities:** None

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# Nearby Schools

**High School:** Sahuarita  
**Elementary School:** Continental  
**Middle School:** Continental

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# Fees and Taxes

**Tax Year:** 2023  
**Assoc Fees Includes:** Common Area Maint,Street Maint  
**Association & Fees: HOA Amt (Monthly):** \$76  
**Association & Fees: HOA Payment Frequency:** Quarterly

