



**\$225,000**

**2419 DELLA ROCCIA CT, ORO VALLEY, AZ  
85737, USA**

<https://rehomes.us>

- Lots / Land
- Active



Come and build your dream home on this luxury view lot in Ponticello! Wake up to the majestic views of Pusch Ridge mountain where you'll enjoy the quietness and natural beauty that surrounds you. This premium corner lot offers no neighbors directly behind or to one side. Located in a gated community and just minutes [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 10803.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-12-09T01:12:26.864

**Municipality/Zoning:** Oro Valley - PAD

**Township:** 12

**Area:** Northwest

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22326513

**Lot Acres:** 0.25 acres

**Lot Dimensions:** 146' x 107' x 78' 91'

**View:** Mountain(s),Residential

**Property Use Type:** Residential

Description

**Legal Description:** Pusch Ridge Lot 15

Building Details

**Lot Features:** Borders Common Area,Corner Lot

**Fence:** None

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:** Ponticello

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Community:** La Reserve

**Tax Code:** 220-11-1660

**Property Disclosures:** CC&Rs, Plat Map, Public report, Seller Prop Disclosure

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** At lot line

**Distance to Utilities: Gas:** At lot line

**Distance to Utilities: Electric:** At lot line

**Special Listing Conditions:** Public Report

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** La Reserve/Ponticell

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** At lot line

**Distance to Utilities: Water:** At lot line

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 286607

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 548-7576

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20110322171502288567000000

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## Amenities & Features

**Neighborhood Feature:** Paved Street

**Assoc Amenities:** None

**Water: Location:** Available

**Electric: Location:** Available

**Electric:** Electric Company

**Water:** City

**Gas: Location:** Available

**Sewer: Location:** Available





## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Cross

**School District:** Amphitheater  
**Elementary School:** Copper Creek



## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$95

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

**Taxes:** \$2,086.87

