



**\$325,000**

- Lots / Land
- Active

**2470 W TORTOLITA SUNRISE PL, TUCSON, AZ  
85755, USA**

<https://rehomes.us>



Dream house builders, this one is for you. This picturesque property is nestled at the Eastern edge of the Tortolita mountains. This ready to build on lot affords unobstructed views of both the Push ridge and city lights. Building pad is built, septic is installed and well is ready to go. Nothing like this gem [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 205982.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-03-04T14:07:30.497

**Municipality/Zoning:** Pima County - RH

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22405615

**Lot Acres:** 4.73 acres

**Lot Dimensions:** unknown

**View:** City,Mountain(s),Panoramic,Rural,Sunrise

**Property Use Type:** Other

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## Description

**Legal Description:** PTN S428.24' WLY 438' SW4 NE4 SEC 21-11-13 (4.69 AC)

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## Building Details

**Lot Features:** Hillside Lot,North/South Exposure

**Fence:** None

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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.

## Special Listing

**Conditions:** None

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

**Horse Property:** No

**Association & Fees:**

**HOA:** No

**Section:** 21

**Fire Protection:**

Included in Taxes

**Range:** 13.00

**Road Type:** Gravel

**Terms:**

Cash,Conventional

**Distance to Utilities:**

**Sewer:** septic

**Distance to Utilities:**

**Water:** on site

**Phone: Location:**

Unknown

## UnBranded Virtual Tour:

<https://www.listingbooster.com/virtual-tour/home/1284675749>

**Subdivision Name:** Unsubdivided

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Assessments:** \$19,144

**Community:** None

**Tax Code:** 219-12-013D

**Property Disclosures:** CC&Rs,Deed Restrictions,PERC Test Pass,Seller Prop Disclosure,Soil Analysis,Surveyed Plat,Topographic Map

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** unknown

**Distance to Utilities: Gas:** propane

**Distance to Utilities: Electric:** avail

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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) 989-1058

**ListingOfficeName:** Tierra Antigua Realty

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

**Office ID:** 20110322171502288567000000

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## Amenities & Features



**Sewer:** Septic

**Electric:** Electric Company

**Gas:** Propane

**Gas: Location:** None

**Sewer: Location:** None

**Neighborhood Feature:** None

**Water:** Private Well

**Water: Location:** On Site

**Electric: Location:** Available

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## Nearby Schools

**High School:** Ironwood Ridge

**Middle School:** Wilson K-8

**School District:** Amphitheater

**Elementary School:** Wilson K-8

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$2,600.14

