



**\$189,000**

**2741 N SHANNON RD, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- Lots / Land
- Active



Build on a FLAT, RIDGETOP SITE with BIG, ELEVATED VIEWS over the TUCSON VALLEY to the CATALINAS. GREAT PRICE of \$199,000 on a NEW, Pima County approved LOT SPLIT of 2, SR zoned sites in the Tucson Mountains. Tucson Water, phone, and electric serve the lots with natural gas nearby (to be brought at buyer's [...])

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## Basics



**Category:** Lots / Land

**Lot size:** 145055.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-01-31T08:30:34.904

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

**Township:** 13

**Area:** West

**Status:** Active

**Days On Market:** 121

**List Number Main:** 22302297

**Lot Acres:** 3.33 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Sunrise,Sunset

**Property Use Type:** Residential

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## Description

**Legal Description:** TBD

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## Building Details

**Lot Features:** Hillside Lot

**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.

**UnBranded Virtual Tour:**

[https://az.movinghometour.com/22302297\\_TucsonMLS](https://az.movinghometour.com/22302297_TucsonMLS)

**Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

**Co-op Fee:** \$4

**Direction:** N

**Horse Property:** No

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Assessments:** \$0

**Section:** 32

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 000-00-0000

**Range:** 13.00

**Property Disclosures:**  
Affidavit of Disclosure, Seller Prop Disclosure

**Road Type:** Gravel

**Road Maintenance:** County

**Terms:** Cash, Conventional, Owner Carry

**Distance to Utilities:**  
**Phone:** Avail

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Gas:**  
Avail

**Distance to Utilities: Water:** Avail

**Distance to Utilities:**  
**Electric:** Avail

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 16706

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr  
No. 101, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 918-5477

**Office ID:** 20091207184330384938000000

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## Amenities & Features



**Sewer:** Alternative System, None

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** None

**Neighborhood Feature:** None

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Tucson

**Middle School:** Mansfeld

**School District:** TUSD

**Elementary School:** Robins

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$3,431.32

