



**\$87,000**

**2762 LA VERNE AVE N, TUCSON, AZ 85712, USA**

<https://rehomes.us>

- Lots / Land
- Active



Unlock the potential of Central Tucson living with this rare gem – a vacant lot nestled in a vibrant community, primed for your visionary touch! Conveniently split from an existing house, this blank canvas awaits the mastermind to craft a bespoke oasis. Flexibility to build multiple units, fostering potential income streams or multigenerational living. Envision [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 5970.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-11-19T09:24:31.144

**Municipality/Zoning:** Tucson - R2

**Township:** 13

**Area:** Central

**Status:** Active

**Days On Market:** 6

**List Number Main:** 22325132

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 136.30 x 43.20

**View:** None

**Property Use Type:** Residential

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## Description

**Legal Description:** CATALINA FARMS S120' OF N190' OF E136.3' OF LOT 6

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## Building Details

**Lot Features:** Subdivided

**Fence:** Block

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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:** Catalina Farms Annex

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 110-07-0770

**Property Disclosures:** Seller Prop Disclosure,Site Plan

**Road Maintenance:** City

**Distance to Utilities: Phone:** Available

**Distance to Utilities: Gas:** Available

**Distance to Utilities: Electric:** Available

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Available

**Distance to Utilities: Water:** Available

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 4119

**Listing Office Address:** 641 N. 10th Ave., Suite 1, Tucson, AZ 85705

**Listing Member Phone:** (484) 800-5159

**ListingOfficeName:** Habitation Realty ERA Powered

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

**Office ID:** 20091207185555048462000000

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## Amenities & Features

**Sewer:** None

**Electric:** None

**Gas:** None

**Gas: Location:** Available

**Sewer: Location:** Available

**Neighborhood Feature:** Paved Street,Street Lights

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available





## Nearby Schools

**High School:** Catalina

**Middle School:** Doolen

**School District:** TUSD

**Elementary School:** Wright



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$0

