



**\$312,000**

- Lots / Land
- Active

## **2791 E CALLE SIN PECADO, TUCSON, AZ 85718, USA**

<https://rehomes.us>



Build your custom home on this site located in the highly desirable Sin Vacas community. Very private community with 24 hour manned gate. Enjoy spectacular sunsets, and stunning views of the Catalina mountains. This property is conveniently located near shopping, world class restaurants, hiking trails and is just minutes from downtown Tucson. Build your custom [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 36895.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-07-13T14:08:04.639

**Municipality/Zoning:** Pima County - CR1

**Township:** 12

**Area:** North

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22314990

**Lot Acres:** 0.85 acres

**Lot Dimensions:** 152x266x158x221

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Sin Vacas Lot 30

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## Building Details

**Lot Features:** East/West Exposure,Subdivided

**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.

**Subdivision Name:** Sin Vacas (1-127 & 129-235)

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 32

**Fire Protection:** Subscription

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** Lot Line

**Distance to Utilities: Water:** Lot Line

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 220-21-0400

**Property Disclosures:** None

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Lot Line

**Distance to Utilities: Electric:** Lot Line

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## Listing Office

**Listing Office ShortId:** 5791

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Member Phone:** (520) 289-5751

**ListingOfficeName:** OMNI Homes International

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

**Office ID:** 20150805200915790493000000

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## Amenities & Features

**Neighborhood Feature:** Gated Community,Walking Trail

**Assoc Amenities:** None

**Gas:** Natural

**Electric: Location:** Available

**Electric:** Electric Company

**Water:** City

**Gas: Location:** Available

**Sewer: Location:** Available



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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Cross

**School District:** Amphitheater

**Elementary School:** Harelson

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$3,541.11

