



**\$350,000**

**3049 W MOCKINGBIRD LN, TUCSON, AZ  
85713, USA**

<https://rehomes.us>

- 3 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active

Discover the beauty of Tucson with this stunning 8.5-acre saguaro-filled property. Build your dream home, renovate the existing structures with old-world charm and stonework or discover the potential for multiple buildings. Services on-site include city water, electric, septic. Enjoy the peace and quiet, as well as hiking and biking. You're just minutes from downtown, the University [...]



**Lesa Wilson**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1931

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 8.50 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Panoramic,Rural,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 370259.00 sq ft

**MLS #:** 22409375

**Bathrooms Full:** 1

**List Number Main:** 22409375

**Municipality/Zoning:** Tucson - SR

**Township:** 14

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## Description

**Legal Description:** Ptn N2 Ne4 Lyg N Of Pvt Rd 8.5 Ac Sec 29-14-13

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## Rooms

**Sauna Level:** TUSD

**Extra Room:** Storage

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Garbage Disposal

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## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 1020.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Ceramic Tile, Wood

**Construction:** Brick,Frame - Stucco,Stone

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing

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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:** Unsubdivided

**Landscape - Front: Other:** Desert Plantings,Natural Desert,Shrubs,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 119-31-0050

**Property Disclosures:** Lead-Based Paint

**Road Maintenance:** City

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Natural Desert,Shrubs

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Metal, Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Libertas Real Estate

**Listing Office Phone:** (623) 404-1044

**Listing Office Address:** 1626 N Litchfield Rd,, Suite 260, Goodyear, AZ 85395

**Listing Member Phone:** (520) 403-3721

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> Courtyard,Native Plants,Shed
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Horses Allowed
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> Family Room
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> None
<b>Laundry:</b> Electric Dryer Hookup	<b>Fireplace:</b> Wood Burning
<b>Main Cooling:</b> Evaporative Cooling	<b>Main Heating:</b> Natural Gas
<b>Patio/Deck:</b> Covered,Patio	<b>Pool:</b> None
<b>Security:</b> Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Electric
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> House	

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## Nearby Schools

<b>High School:</b> Cholla	<b>Middle School:</b> Valencia
<b>Elementary School:</b> Oyama	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> None
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