



1.37 ACRES

\$169,500

**3167 W SPARKLING STARR DR, TUCSON, AZ  
85713, USA**

<https://rehomes.us>

- Lots / Land
- Active



Discover the epitome of luxury living at Wildcat Pass, the crown jewel nestled within the prestigious Star Pass community. Here, elegance and nature intertwine, offering an unparalleled lifestyle opportunity. Set amid the meticulously designed fairways of Arnold Palmer's three nine-hole golf courses, Wildcat Pass presents the ideal canvas to build your bespoke dream home—a sanctuary [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 59677.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2023-11-01T13:41:04.335

**Municipality/Zoning:** Tucson - R1

**Township:** 14

**Area:** West

**Status:** Active

**Days On Market:** 10

**List Number Main:** 22323769

**Lot Acres:** 1.37 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** From Parcel:116271660 /Wildcat Pass Lot 38

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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.

**Special Listing Conditions:** Public Report

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$90

**Association & Fees: HOA Telephone:** 5207425674

**Section:** 20

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

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

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

**Phone: Location:** On Site

**UnBranded Virtual Tour:**

<https://boompix.com/vtours/wildcatpass/3172/>

**Subdivision Name:** Wildcat Pass (1-61)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Wildcat Pass

**Assessments:** \$13,882

**Community:** Starr Pass

**Tax Code:** 116-30-0380

**Property Disclosures:** CC&Rs,Public report,Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**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:** 495203

**Listing Office Address:** 2959 N Swan Rd. #141, Tucson, AZ 85712

**Office ID:** 20171218231003055725000000

**ListingOfficeName:** eXp Realty

**Listing Member Phone:** (520) 403-7703

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## Amenities & Features



**Neighborhood Feature:** Gated Community,Jogging/Bike Path,Paved Street,Sidewalks,Walking Trail

**Water:** Water Company

**Water: Location:** On Site

**Electric: Location:** On Site

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** On Site

**Sewer: Location:** On Site

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## Nearby Schools

**High School:** Cholla

**Middle School:** Valencia

**School District:** TUSD

**Elementary School:** Oyama

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Payment Frequency:** Quarterly

**Association & Fees: HOA Amt (Monthly):** \$40.54

**Taxes:** \$1,429.65

