



1.49 ACRES

\$175,000

**3214 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 [...]

Basics



Category: Lots / Land

Lot size: 64904.00 sq ft

List Number Main: 22323786

Lot Acres: 1.49 acres

Lot Dimensions: Irregular

View: City,Mountain(s),Panoramic,Residential,Sunset

Property Use Type: Residential

Status: Active

County: Pima

Entry Timestamp: 2023-11-01T15:08:28.742

Municipality/Zoning: Tucson - R1

Township: 14

Area: West

Description

Legal Description: From Parcel:116271660 /Wildcat Pass Lot 40

Building Details

Lot Features: Hillside Lot,Subdivided

Fence: None

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/3214/>

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: 116-30-0400

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

Road Maintenance: HOA

Distance to Utilities: Phone: Lot line

Distance to Utilities: Gas: Lot line

Distance to Utilities: Electric: Lot line

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

Amenities & Features



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

Assoc Amenities: None

Water: **Location:** On Site

Electric: **Location:** On Site

Electric: Electric Company

Water: City

Gas: **Location:** On Site

Sewer: **Location:** On Site

Nearby Schools

High School: Cholla

Middle School: Valencia

School District: TUSD

Elementary School: Oyama

Fees and Taxes

Tax Year: 2023

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

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

Taxes: \$1,429

