



**\$499,000**

- Lots / Land
- Active

## **3480 W T BENCH BAR WAY, MARANA, AZ 85658, USA**

<https://rehomes.us>



UNIQUE in the TUCSON MARKET-SPECTACULAR, 5.65 ACRE, LUSH DESERT at the base of the TORTOLITAS! Overlooking the Tucson Valley and all surrounding mountain ranges. Build amidst PRISTINE DESERT filled with SAGUAROS, OCOTILLOS, and DRAMATIC ROCK OUT-CROPPINGS. Enjoy SUNRISES, SUNSETS and TWINKLING CITY LIGHTS, from this PRIVATE and SERENE SETTING. The community is an exclusive SANCTUARY [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 246114.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2023-11-20T07:25:02.739

**Municipality/Zoning:** Marana - RD180

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 3

**List Number Main:** 22325162

**Lot Acres:** 5.65 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** PARCEL 3 RS 44/34 AKA PTN NW4 5.65 AC SEC 29-11-13

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## Building Details

**Lot Features:** East/West Exposure,North/South 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:** T Bench Bar (1-8)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 29

**Fire Protection:** Subscription

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Needs Septic

**Distance to Utilities: Water:** Avail

**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:** 219-30-008J

**Property Disclosures:** CC&Rs,Seller Prop Disclosure,Topographic Map

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Avail

**Distance to Utilities: Gas:** Avail

**Distance to Utilities: Electric:** Avail

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Address:** 4051 E. Sunrise Dr  
No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 918-5477

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** Gated Community,Legal Access,Paved Street

**Electric:** Electric Company

**Water:** City

**Gas:** Natural

**Water: Location:** Available

**Gas: Location:** Available

**Electric: Location:** Available





## Nearby Schools

<b>High School:</b> Mountain View	<b>School District:</b> Marana
<b>Middle School:</b> Dove Mountain CSTEM K-8	<b>Elementary School:</b> Dove Mountain CSTEM K-8



## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$160
<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly	<b>Taxes:</b> \$3,996.52

