



\$449,900

**3517 OLD SAGUARO RANCH RD, MARANA, AZ
85658, USA**

<https://rehomes.us>

- Lots / Land
- Active



Nestled in the heart of the iconic Sonoran Desert, this expansive 4.21-acre lot features breathtaking views of Pusch Ridge and its alpenglow, providing an ever-changing backdrop that is as dynamic as it is beautiful. With wide-open vistas, your own private canyon, and a river bed framed by natural setting creates a canvas for your dream [...]

Basics



Category: Lots / Land

Lot size: 183297.00 sq ft

County: Pima

Entry Timestamp: 2024-06-03T13:56:45.053

Municipality/Zoning: Marana - RD180

Township: 11

Area: Northwest

Status: Active

Days On Market: 15

List Number Main: 22413844

Lot Acres: 4.21 acres

Lot Dimensions: Irregular

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

Property Use Type: Residential

Description

Legal Description: Saguaro Ranch Lot 38

Building Details

Lot Features: East/West Exposure,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.

Subdivision Name: Saguaro Ranch (9-52) Blks. 1-4

Direction: W

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saguaro Ranch Owners

Assessments: \$0

Community: None

Tax Code: 219-10-0560

Property Disclosures: Affidavit of Disclosure, CC&Rs, Deed Restrictions, Public report

Road Maintenance: HOA

Distance to Utilities: Phone: At Lot Line

Distance to Utilities: Gas: -

Distance to Utilities: Electric: At Lot Line

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: No

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$350

Association & Fees: HOA Telephone: 623-670-0118

Section: 20

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Terms: Cash, Conventional

Distance to Utilities: Sewer: At Lot Line

Distance to Utilities: Water: At Lot Line

Phone: Location: On Site

Listing Office

Listing Office ShortId: 16717

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (414) 491-8108

ListingOfficeName: Long Realty Company

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

Office ID: 20091207184655830878000000

Amenities & Features



Sewer: None

Electric: Electric Company

Assoc Amenities: None

Gas: Natural

Gas: Location: Available

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

Sewer: Other: Buyer to Install

Water: Active Water Mgmt,City

Water: Location: Available

Electric: Location: On Site

Nearby Schools

High School: Mountain View

Middle School: Tortolita

School District: Marana

Elementary School: Ironwood

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Quarterly

Association & Fees: HOA Amt (Monthly): \$490

Taxes: \$5,359.45

