



**\$290,000**

**3875 W CONRADS WAY, MARANA, AZ 85658,  
USA**

<https://rehomes.us>

- Lots / Land
- Active



Sixty mile views of three mountain ranges, city lights set in the Tortolita Mountain range. Thru the tunnel one will discover the majesty of Saguaro Ranch /MOONLIGHT CANYON. Saguaro Ranch includes 1,200 acres and only 20% of the Sonoran Desert will be disturbed, 80% will remain natural Sonoran Desert in the Tortolita Mountain Range. Feel [...]

---

## Basics



**Category:** Lots / Land

**Lot size:** 43384.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-12-07T16:52:49.194

**Municipality/Zoning:** Marana - F

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22326387

**Lot Acres:** 1.00 acres

**Lot Dimensions:** 155' X IRR X 252' X 225'

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

**Property Use Type:** Residential

Description

**Legal Description:** MOONLIGHT CANYON AT SAGUARO RANCH PHASE 1 SQ20201530189 LOT 42

Building Details

**Lot Features:** Cul-De-Sac,North/South 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:** Moonlight Canyon at Saguaro Ranch Phase 1

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Association & Fees: HOA Name:** Saguaro Ranch Prop.

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** None

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

**Phone: Location:** Available

**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

**Tax Code:** 219-10-1810

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

**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:** 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



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

**Sewer: Other:** Buyer to Install

**Water:** Active Water Mgmt,Ditch District

**Gas: Location:** On Site

**Sewer: Location:** Available

**Electric:** Electric Company

**Assoc Amenities:** None

**Water: Location:** On Site

**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 Amt (Monthly):** \$489

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

**Taxes:** \$1,324.34

