



**\$124,900**

**4160 W CANYON ENCLAVE CT, TUCSON, AZ  
85745, USA**

<https://rehomes.us>

- Lots / Land
- Active



Experience panoramic views, incredible sunsets and city lights. Located at end of cul-de-sac, facing towards the city. This is your chance to build your dream home with incredible scenic views. Located near the city center and the U of A. Electric and water on lot. Lot is stalked and flagged. Make your move today. Do [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 64789.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-12-03T15:33:34.166

**Municipality/Zoning:** Pima County - CR1

**Township:** 14

**Area:** West

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22326103

**Lot Acres:** 1.49 acres

**Lot Dimensions:** 40' x 402' x 61' x 308' x 309'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** ENCLAVE AT GATES PASS LOT 13

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## Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure,Hillside Lot,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:** Enclave at Gates Pass

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 6

**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:** On Site

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 116-07-1820

**Property Disclosures:** CC&Rs

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Lot Line

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## Listing Office

**Listing Office ShortId:** 5367

**Listing Office Address:** 8275 W Lake Pleasant Pkwy,#103, Peoria, AZ 85382

**ListingOfficeName:** Cerreta Real Estate

**Office ID:** 20140509221548666028000000

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## Amenities & Features

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

**Sewer: Other:** Septic Required

**Water:** City

**Water: Location:** On Site

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas:** None

**Electric: Location:** On Site

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## Nearby Schools



**Middle School:** Maxwell K-8

**Elementary School:** Maxwell K-8

**Tax Year:** 2023

**Taxes:** \$1,191.30

