



**\$199,000**

- Lots / Land
- Active



## **4255 W CUSH CANYON LOOP, MARANA, AZ 85658, USA**

<https://rehomes.us>

Welcome to the luxury resort-style community of Canyon Pass at Dove Mountain! This special 3 acre lot with a gently sloping building pad backs up to a saguaro studded hillside and has wonderful views across the canyon, providing all the beauty and serenity the Sonoran Desert has to offer. Easy access to hiking, biking, restaurants, [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 131420.00 sq ft

**County:** Pima

**Entry Timestamp:** 2022-12-02T17:34:49.757

**Municipality/Zoning:** Marana - F

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 209

**List Number Main:** 22230185

**Lot Acres:** 3.02 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Canyon Pass II at Dove Mountain Lot 116

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## Building Details

**Lot Features:** 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:** Canyon Pass III At Dove Mountain (111-181)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Community:** Dove Mountain

**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:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$90

**Section:** 18

**Attribution Contact:** 520-247-3603

**Tax Code:** 218-40-1770

**Property Disclosures:** Seller Prop Disclosure,Soil Analysis

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot line

**Distance to Utilities: Gas:** Lot line

**Distance to Utilities: Electric:** Lot line

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## Listing Office

**Listing Office ShortId:** 16717

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

**Listing Member Phone:** (520) 918-7442

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184655830878000000

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## Amenities & Features



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

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Ironwood

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## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$148

**Taxes:** \$2,668.02

