



**\$250,000**

## **4274 N BROKEN SPRINGS TRAIL, TUCSON, AZ 85745, USA**

<https://rehomes.us>

- Lots / Land
- Active



Gorgeous level building site in an area of \$1,000,000 plus homes. Paved and gated with views of either Mountains or City Lights! City water and underground electric already in. Common sense "deed restriction" No HOA, but there is a \$300 a year road/gate assessment! Many Saguaro's and desert Vegetation. Less than 5 miles to I-10. [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 156772.44 sq ft

**County:** Pima

**Entry Timestamp:** 2023-10-18T14:47:53.546

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

**Township:** 13

**Area:** West

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22322666

**Lot Acres:** 3.59 acres

**Lot Dimensions:** approx 216'x783x181x539'

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

**Property Use Type:** Residential

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## Description

**Legal Description:** long legal in office

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## Building Details

**Lot Features:** Cul-De-Sac,East/West Exposure,Hillside Lot,North/South Exposure   **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:** Unsubdivided

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Owner Carry

**Distance to Utilities: Sewer:** none

**Distance to Utilities: Water:** City Water on site

**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:** 21439027M

**Property Disclosures:** Affidavit of Disclosure,CC&Rs,Deed Restrictions,Plat Map

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** on site

**Distance to Utilities: Gas:** none

**Distance to Utilities: Electric:** on site

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## Listing Office

**Listing Office ShortId:** 2866

**Listing Office Address:** 1650 E River Rd., Suite 202, Tucson, AZ 85718

**Listing Member Phone:** (520) 591-9595

**ListingOfficeName:** Tierra Antigua Realty

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

**Office ID:** 20091207184814619151000000

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## Amenities & Features

**Neighborhood Feature:** Gated Community,None,Paved Street

**Sewer: Other:** will need septic

**Water:** City

**Water: Location:** On Site

**Electric: Location:** On Site

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas:** None

**Gas: Location:** None

**Sewer: Location:** None





## Nearby Schools

**High School:** Mountain View

**Middle School:** Marana

**School District:** Marana

**Elementary School:** Coyote Trail



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$2,279.16

