



**\$375,000**

**478 W GRANITE GORGE DR, ORO VALLEY, AZ  
85755, USA**

<https://rehomes.us>

- Lots / Land
- Active



Range List Pricing: Experience desert paradise on an expansive 2.67 acres in the exclusive gated community of Stone Canyon. Nestled among towering saguaros and lush desert vegetation, this luxury homesite offers breathtaking views of the Catalina mountains and natural rock formations throughout. This builder-owned lot provides the serene privacy you've been waiting for. One Oak is [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 116089.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-10-09T16:27:40.870

**Municipality/Zoning:** Oro Valley - R136

**Township:** 11

**Area:** Northwest

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22321939

**Lot Acres:** 2.67 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Stone Canyon VIII Rancho Vistoso Neighborhood 12 Lot 562

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## Building Details

**Lot Features:** East/West Exposure,North/South Exposure,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:** Stone Canyon VIII (486-602)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 13

**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

**Assessments:** \$0

**Community:** Rancho Vistoso-Stone Canyon

**Tax Code:** 219-04-1860

**Property Disclosures:** Unknown

**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:** 13301

**Listing Office Address:** 405 W Tortolita Mountain Circle, Oro Valley, AZ 85755

**Listing Member Phone:** (520) 271-0332

**ListingOfficeName:** 1st Heritage Realty

**Listing Office Url:** [www.1stheritagerealty.com](http://www.1stheritagerealty.com)

**Office ID:** 20091207184805873983000000

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## Amenities & Features

**Neighborhood Feature:** Exercise Facilities,Gated Community,Golf,Paved Street,Pool,Putting Green,Rec Center,Spa,Tennis Court(s)

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

**Electric:** Electric Company

**Water:** City,Water Company

**Water: Location:** Available

**Electric: Location:** Available





## Nearby Schools

**High School:** Ironwood Ridge  
**Middle School:** Coronado K-8

**School District:** Amphitheater  
**Elementary School:** Painted Sky



## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$268  
**Taxes:** \$1,390

