



LOT 4

LOT 5

\$245,000

**10275 N BLUE BONNET RD, TUCSON, AZ  
85742, USA**

<https://rehomes.us>

- Lots / Land
- Active



With nearly TWO acres of flat, Flat, FLAT undisturbed land, this site offers a PEACEFUL RETREAT from the hustle and bustle of life. A hidden gem located about 1/4 mi north of Lambert Ln w/ PAVED ROADS while the CUL-DE-SAC LOCATION enhances privacy. CCR's but NO HOA FEES! Ample room to SPREAD OUT w/ space [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 80047.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-06-17T17:50:08.708

**Municipality/Zoning:** Marana - R80

**Township:** 12

**Area:** Northwest

**Status:** Active

**Days On Market:** 4

**List Number Main:** 22415204

**Lot Acres:** 1.84 acres

**Lot Dimensions:** 258 x 254 x 292 x 274

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Little Lambert subdivision Lot 5. New subdivision, MLS is in process of adding it to the subdivision list.

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## Building Details

**Lot Features:** Cul-De-Sac,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:** Little Lambert

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 12

**Fire Protection:** None

**Range:** 12.00

**Road Type:** Paved

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

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** AVAIL

**Phone: Location:** None

**Special Listing Conditions:** None

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

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 216-27-0290

**Property Disclosures:** CC&Rs,Plat Map,Road Maint Agreement,Seller Prop Disclosure,Surveyed Plat

**Road Maintenance:** Owner Maintenance

**Distance to Utilities: Phone:** N/A

**Distance to Utilities: Gas:** AVAIL

**Distance to Utilities: Electric:** AVAIL

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## Listing Office

**Listing Office ShortId:** 16706

**Listing Office Address:** 4051 E. Sunrise Dr  
No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 906-4463

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed,Legal Access,Paved Street

**Sewer: Other:** Septic required

**Gas:** None

**Electric: Location:** Available

**Electric:** Electric Company

**Water:** City,Water Company

**Gas: Location:** None





## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**School District:** Marana

**Elementary School:** Degrazia



## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$593

