



**\$259,000**

- Lots / Land
- Active

## **5055 W HIGHTON HILLS PL, TUCSON, AZ 85745, USA**

<https://rehomes.us>



Want the BEST VIEW LOT in the TUCSON MOUNTAINS? Here it is with paved access and all underground utilities in the street as well (septic required). Walk up the partially cleared driveway to the homesite outlined by PVC poles and take in these AMAZING VIEWS. CITY LIGHTS and DISTANT RANGES to the N and NE [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 197762.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-02-12T17:26:32.873

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

**Township:** 13

**Area:** West

**Status:** Active

**Days On Market:** 11

**List Number Main:** 22403695

**Lot Acres:** 4.54 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** IRR CENTRAL PTN SE4 SW4 4.54 AC SEC 36-13-12 AKA PCL4 RS 13/31

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## Building Details

**Lot Features:** Borders Common Area,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:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Needs Septic

**Distance to Utilities: Water:** Avail

**Phone: Location:** Available

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 214-55-051C

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

**Road Maintenance:** County

**Distance to Utilities: Phone:** Avail

**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) 918-5477

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Sewer:** None

**Electric:** Electric Company

**Gas:** Natural

**Gas: Location:** Available

**Neighborhood Feature:** None

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools



**School District:** TUSD

**Elementary School:** Robins

**Taxes:** \$2,460.20

