



582 Peck Canyon Dr. | Rio Rico, AZ 85748

PARCEL No. 124-03-151

A PORTION OF SUB RIO RICO VILLAS UNIT NO.13 LOT 27 OF BLK 669, BOOK 3,
PAGE 34 RECORDS OF SANTA CRUZ COUNTY, ARIZONA TOWNSHIP 22S,
RANGE 13E, SECTION 16

CODE REVIEW

GOVERNING BODY: SANTA CRUZ COUNTY
GOVERNING CODE / AMENDMENTS:
2012 INTERNATIONAL RESIDENTIAL CODE
SANTA CRUZ COUNTY ZONING AND DEVELOPMENT CODE

ZONING:	.....	MF	(EXISTING)
LOT SIZE:	.....	20,735 SF	(EXISTING)
BUILDING USE:	.....	DUPLEX	(NEW)
CONSTRUCTION TYPE:	.....	VB	
AUTOMATIC SPRINKLERS:	.....	NO	
BUILDING HEIGHT:	.....	15'-3" (1 STORY)	(NEW)
BUILDING AREA:	.....	1,966 SF	

SHEET INDEX

\$350,000

- 2 Plex
- Multifamily
- Active



582 PECK CANYON DR, RIO RICO, AZ 85648, USA

<https://rehomes.us>

new duplex, shall be completed by 4-1-2024, large units, great views, numbers for projected rents

Basics

Category: Multifamily

Status: Active

Days On Market: 1

County: Santa Cruz

Lot Acres: 0.48 acres

Lot Dimensions: irregular

Attached/Detached: Attached

Type: 2 Plex

Year built: 2024

List Price/SqFt: 178.03

List Number Main: 22405209

Municipality/Zoning: SCC - M-1

View: Mountain(s),Residential





Description

Legal Description: Lot 27, Block669, Rio Rico Villas #13



Rooms

Sauna Level: Santa Cruz Valley United School District #35

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar

Extra Room: None

Kitchen Features: Countertops: granite

Breakfast: Bar

Dining Room: Area

Bathroom Features: Countertops/Hall: granite, granite



Building Details

Lot Features: Cul-De-Sac,North/South Exposure **Floor covering:** Ceramic Tile

Roof: Shingle

Style: Ranch

Construction Status: New Construction

Construction: Stucco Finish,Wood Frame

Fence: None



Miscellaneous



Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Special Listing Conditions: None

Subdivision Name: Rio Rico Villas 13

Unit 2 Details: Rent: 1500

Utilities: Tenant, Tenant

Horse Facilities: No

Landscape - Rear: Other: None

Association & Fees: HOA: No

Driveway: None

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: None

Road Maintenance: County

Terms: Conventional,FHA Loan,Submit

Income: Vacancy Loss: 360.00

Income: Total Expenses: \$5,000

Analysis: Gross Rent Multi: 132.58

Analysis: Exp/SqFt: 2.54 sq ft

UnBranded Virtual Tour: [Tenant, Single](#)

Ownership: Builder

Co-op Fee: \$3

Landscape - Front: Other: Natural Desert

Horse Property: No

Electric: Electric Company: Unisource

Driveway: Paved: Breakfast Bar,Dishwasher,Double Sink,Electric Range

Home Protection: Offered: No

Fema Flood Zone: No

Community: Rio Rico Villas West

Tax Code: 124-03-151

Road Type: Paved

Technology: Cable TV,High Speed Internet,Telephone

Income: Gross Scheduled Rent: 3000.00

Income: Other Income: 0.00

Analysis: Cap Rate %: -0.67, 132.58

Analysis: Vacancy Rate %: 12.00

Analysis: Exp % of Gross: 189.39

Listing Office

Listing Office ShortId: 80400507

Listing Office Phone: (520) 281-8999

Listing Member Phone: (520) 313-3838,
80401005

ListingOfficeName: Burns Realty Inc

Listing Office Address: 1068 Camino Caralampi,
Rio Rico, AZ 85648

Units Information



Unit 1 Details: Rent: 1500
Unit 1 Information: Furnished: No
Unit 1 Details: SqFt: 983
Unit 1 Details: # Full Baths: 22
Unit 2 Details: # Bedrooms: 2
Unit 2 Details: SqFt: 983
Unit 2 Information: Stories: Single
Unit 2 Information: Parking: On Property

Unit 1 Information: Floor: 1st
Unit 1 Information: Occupancy: No
Unit 1 Details: # Bedrooms: 2
Unit 1 Information: Parking: Single
Unit 2 Details: # Full Baths: 2
Unit 2 Information: Furnished: No
Unit 2 Information: Floor: No, 1st

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Smoke Detector
Sewer: Connected
Neighborhood Feature: Paved Street,Walking Trail
Main Cooling: Central Air
Patio/Deck: Covered,None
RV Parking: Space Available
Spa: None
Window Covering: None
Total Parking: 4

Exterior Features: None
Accessibility Features: None
Laundry: Laundry Room
Main Heating: Floor Furnace
Pool: None
Security: None
Water Heater: Electric
Gas: None

Nearby Schools

High School: Rio Rico High School
Elementary School: Mountain View Elementary
Middle School: Calabasas Middle School

Fees and Taxes



Tax Year: 2024

Expenses: Resident Manager: \$0

Expenses: Management: \$0

Expenses: Contract Services: \$0

Expenses: Admin Expenses: \$3,000

Expenses: Insurance: \$1,200

Expenses: Maintenance Supplies: \$500

Expenses: Other Expenses: \$0

Expenses: Taxes/Assessments: \$300

Expenses: Water/Sewer: \$0

Expenses: Figures Presented: \$0

Expenses: Captial Expenses: \$0

Expenses: Gas/Electric: \$0

Taxes: \$156.06

