



**\$250,000**

**6137 W TWO QUAIL CT, MARANA, AZ 85658, USA**

<https://rehomes.us>

- Lots / Land
- Active



Beautiful end of cul-de-sac homesite in private gated community adjacent to Tortolita Preserve of 2,400 acres. Untouched Sonoran Desert, relatively flat w/ all utilities except septic. Hiking, biking trails around and close to restaurants and golf courses. Very private.

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## Basics



**Category:** Lots / Land

**Lot size:** 117347.00 sq ft

**List Number Main:** 22315198

**Lot Acres:** 2.69 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

**Status:** Active

**County:** Pima

**Entry Timestamp:** 2023-07-15T10:23:57.737

**Municipality/Zoning:** Marana - F

**Township:** 11

**Area:** Northwest

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## Description

**Legal Description:** Garden Estates Amended Lot 24

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## Building Details

**Lot Features:** Cul-De-Sac

**Fence:** Barbed Wire

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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:** Garden Estates Amended (1-25)

**Direction:** W

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Garden Estates HOA

**Section:** 26

**Attribution Contact:** 520-360-3400

**Tax Code:** 218-44-2920

**Property Disclosures:** CC&Rs, Deed Restrictions, Seller Prop Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** at lot

**Distance to Utilities: Gas:** at lot

**Distance to Utilities: Electric:** at lot

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** NA

**Distance to Utilities: Water:** at lot

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 16719

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 360-3400

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184652278815000000

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## Amenities & Features

**Sewer:** Septic

**Neighborhood Feature:** Gated Community, Paved Street

**Water: Location:** On Site    **Gas: Location:** Unknown

**Electric: Location:** On Site





## Nearby Schools

**High School:** Mountain View  
**Middle School:** Tortolita

**School District:** Marana  
**Elementary School:** Ironwood



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$100  
**Taxes:** \$1,829

