



**\$595,000**

- Lots / Land
- Active



## **6412 N DESERT WIND CIR, TUCSON, AZ 85750, USA**

<https://rehomes.us>

A Breathtaking Rock Formation Anchors This Stellar Homesite in Guard Gated Ventana Canyon. Perched High Above The Rest, This Special Lot Offers an Exceptional Opportunity to Build on One of The Few Remaining Lots in This Prestigious Country Club Community. The Actual Building Site For This Lot (East of The Rock Formation) Offers Stunning Golf [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 47045.00 sq ft

**County:** Pima

**Entry Timestamp:** 2020-10-09T12:49:28.231

**Municipality/Zoning:** Pima County - CR4

**Township:** 13

**Area:** North

**Status:** Active

**Days On Market:** 990

**List Number Main:** 22025429

**Lot Acres:** 1.08 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

Description

**Legal Description:** Ventana Country Club Estates, Lot 46

Building Details

**Lot Features:** On Golf Course,Subdivided

**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

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** 520-529-9199

**Section:** 6

**Attribution Contact:** joshw@longrealty.com

**Tax Code:** 114-03-4070

**Property Disclosures:** Deed Restrictions,Unknown

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Lot line

**Distance to Utilities: Electric:** Lot line

**UnBranded Virtual Tour:**  
<https://vimeo.com/708710106>

**Subdivision Name:** Ventana Country Club Estates (1-67)

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** VCCA

**Assessments:** \$0

**Community:** Ventana C. C.

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Lot line

**Distance to Utilities: Water:** Lot line

**Phone: Location:** Available

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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) 360-3658

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features



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

**Gas: Location:** Available

**Sewer: Location:** Available

**Water: Location:** Available

**Electric: Location:** Available

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## Nearby Schools

**High School:** Catalina Fthls

**School District:** Catalina Foothills

**Middle School:** Esperero Canyon

**Elementary School:** Ventana Vista

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## Fees and Taxes

**Tax Year:** 2020

**Association & Fees: HOA Amt (Monthly):** \$44

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

**Taxes:** \$4,392

