



**\$349,000**

- Lots / Land
- Active

## **6426 N LAZULITE PL, TUCSON, AZ 85750, USA**

<https://rehomes.us>



Catalina Mountain and City View lot in the gated community of The Ridge at Ventana Canyon located directly across from Loews Ventana Canyon Resort. Design your custom home in this established small stunning gated community. Lot is located at the top of the cul-de-sac backing up to the picturesque tee box of Ventana's "Canyon" [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 14810.00 sq ft

**List Number Main:** 22406442

**Lot Acres:** 0.34 acres

**Lot Dimensions:** 88x122x108x20x175

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

**Property Use Type:** Residential

**Status:** Active

**County:** Pima

**Entry Timestamp:**  
2024-03-13T17:41:51.966

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

**Township:** 13

**Area:** North

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## Description

**Legal Description:** Ridge at Ventana Canyon (The) Lot 54

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## Building Details

**Lot Features:** Cul-De-Sac,On Golf Course,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:** The Ridge At Ventana Canyon (45-63)

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA Name:** HBS

**Assessments:** \$0

**Community:** Ventana C. C.

**Tax Code:** 114-04-7930

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

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Available

**Distance to Utilities: Gas:** Available

**Distance to Utilities: Electric:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Association & Fees: HOA:** Yes

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

**Section:** 6

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** Available

**Distance to Utilities: Water:** Available

**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) 248-8721

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184330384938000000

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## Amenities & Features

**Neighborhood Feature:** Gated Community

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Location:** Available

**Electric:** Electric Company

**Water:** City

**Water: Location:** Available

**Electric: Location:** Available





## Nearby Schools

**High School:** Catalina Fthls

**Middle School:** Esperero Canyon

**School District:** Catalina Foothills

**Elementary School:** Ventana Vista



## Fees and Taxes

**Tax Year:** 2021

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

**Association & Fees: HOA Amt (Monthly):**  
\$120

**Taxes:** \$3,484.60

