



\$535,000

- Lots / Land
- Active

**6735 N HOLE-IN-THE-WALL WAY, TUCSON,
AZ 85750, USA**

<https://rehomes.us>



Spectacular view lot in prestigious guard gated Ventana Country Club Mountain Estates. This .62 acre lot offers 360 degree views of the Tucson Valley, Ventana Country Club & Catalina Mountains. Perfect lot to build your dream home. Utilities to lot line. Seller has house plans by renowned Architect Kevin Howard.

Basics



Category: Lots / Land

Lot size: 27181.00 sq ft

County: Pima

Entry Timestamp: 2023-08-12T13:51:31.243

Municipality/Zoning: Pima County - CR2

Township: 13

Area: North

Status: Active

Days On Market: 3

List Number Main: 22317384

Lot Acres: 0.62 acres

Lot Dimensions: Irregular

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

Property Use Type: Residential

Description

Legal Description: Ventana Canyon Mountain Estates 1-73 / Lot 60

Building Details

Lot Features: East/West Exposure,Hillside Lot,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 Name: Ventana Canyon Mtn

Section: 6

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

UnBranded Virtual Tour:

<https://tours.boompix.com/tours/o7dKLv4T5>

Subdivision Name: N/A

Direction: N

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Assessments: \$0

Community: None

Tax Code: 114-03-1340

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Distance to Utilities: Phone: Lot Line

Distance to Utilities: Gas: Lot Line

Distance to Utilities: Electric: Lot Line

Listing Office

Listing Office ShortId: 16717

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 825-7227

ListingOfficeName: Long Realty Company

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

Office ID: 20091207184655830878000000

Amenities & Features



Neighborhood Feature: Gated Community,Paved Street

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: 2022

Association & Fees: HOA Payment Frequency: Quarterly

Association & Fees: HOA Amt (Monthly): \$125

Taxes: \$4,583.81

