



**\$329,000**

## **6897 E SNYDER RD, TUCSON, AZ 85750, USA**

<https://rehomes.us>

- Lots / Land
- Active



**\*\*Unparalleled 1.17 Acre View Lot\*\*** Discover the perfect canvas for your dream home near Sabino Canyon with this exceptional 1.17-acre lot. Offering views of surrounding areas, this vacant parcel promises an unparalleled living experience. Situated conveniently near Sabino Canyon and area shopping, the property boasts ready-to-use utilities, including a water meter installed, ensuring a hassle-free building [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 50757.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-05-06T10:38:14.045

**Municipality/Zoning:** Tucson - CR1

**Township:** 13

**Area:** North

**Status:** Active

**Days On Market:** 12

**List Number Main:** 22411279

**Lot Acres:** 1.17 acres

**Lot Dimensions:** 260x192x184x278

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

**Property Use Type:** Residential

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## Description

**Legal Description:** LITTLE RIDGE LOT 1

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## Building Details

**Lot Features:** Hillside Lot

**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:** Little Ridge (1-20)

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-812-6047

**Section:** 19

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** On site

**Distance to Utilities: Water:** On site

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Little Ridge

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-16-6590

**Property Disclosures:** Affidavit of Disclosure,CC&Rs,Military Airport Vct,Plat Map,Public Airport Vcty,Seller Prop Disclosure,Site Plan,Surveyed Plat,Topographic Map

**Road Maintenance:** County

**Distance to Utilities: Phone:** On site

**Distance to Utilities: Gas:** On site

**Distance to Utilities: Electric:** On site

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## Listing Office

**Listing Office ShortId:** 51920

**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712

**Office ID:** 20191030210009006589000000

**ListingOfficeName:** KMS Realty

**Listing Member Phone:** (520) 488-3390

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## Amenities & Features



**Sewer:** None  
**Electric:** Electric Company  
**Assoc Amenities:** None  
**Gas:** Natural  
**Gas: Location:** Available

**Neighborhood Feature:** None  
**Sewer: Other:** Septic required  
**Water:** City  
**Water: Location:** On Site

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## Nearby Schools

**High School:** Sabino  
**Middle School:** Magee  
**School District:** TUSD  
**Elementary School:** Whitmore

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## Fees and Taxes

**Tax Year:** 2023  
**Association & Fees: HOA Amt (Monthly):** \$5  
**Association & Fees: HOA Payment Frequency:** Annually  
**Taxes:** \$2,009.35

