



**\$775,000**

- Lots / Land
- Active

## **6935 SAN FERNANDO AVE, TUCSON, AZ 85756, USA**

<https://rehomes.us>



SUBDIVIDED FOR YOU! This exceptional opportunity invites you to invest in a remarkable piece of land subdivided into 15 individual lots, perfect for crafting your dream community. Nestled in a highly coveted area, this property offers a tranquil setting while ensuring convenient access to essential amenities. Each of the 15 lots features generous dimensions, providing [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 132042.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-03-15T16:53:41.238

**Municipality/Zoning:** Tucson - R1

**Township:** 15

**Area:** South

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22406675

**Lot Acres:** 3.03 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s)

**Property Use Type:** Residential

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## Description

**Legal Description:** VALENCIA LOT 4 EXC S180' W140' & EXC N180'W140' & EXC N105' E138' W294'

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## Building Details

**Lot Features:** Dividable Lot

**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:** Valencia

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 13

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** To Lot Line

**Distance to Utilities: Water:** To Lot Line

**Phone: Location:** Unknown

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 138-21-007A

**Property Disclosures:** None

**Road Maintenance:** City

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

**Distance to Utilities: Gas:** To Lot Line

**Distance to Utilities: Electric:** To the Lot Line

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## Listing Office

**Listing Office ShortId:** 495203

**Listing Office Address:** 6099 E Speedway Blvd, Tucson, AZ 85712

**Office ID:** 20171218231003055725000000

**ListingOfficeName:** eXp Realty

**Listing Member Phone:** (520) 403-7703

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## Amenities & Features

**Sewer:** None

**Sewer: Other:** To lot line

**Water: Location:** Available

**Neighborhood Feature:** None

**Gas:** None

**Electric: Location:** Available

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## Nearby Schools



**High School:** Sunnyside

**Middle School:** Gallego Intermediate School

**School District:** Sunnyside

**Elementary School:** Elvira

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## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$1,446.54

