



**\$799,000**

- Lots / Land
- Active

**7490 N CATALINA RIDGE DR, TUCSON, AZ  
85718, USA**

<https://rehomes.us>



Large (3.3 acres) foothills view lot that backs up to protected national forest. All utilities including sewer are at lot line. Lot has easy building site on solid granite but also has an 60 foot gorge behind that site. Could be a dramatic Tucson version of Frank Lloyd Wright's Fallingwater. Has city water but well [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 144061.00 sq ft

**County:** Pima

**Entry Timestamp:**  
2022-05-24T20:32:11.060

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

**Township:** 12

**Area:** North

**Status:** Active

**Days On Market:** 400

**List Number Main:** 22213361

**Lot Acres:** 3.30 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Catalina Ridge Estates Lot 56

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## Building Details

**Lot Features:** East/West Exposure,North/South Exposure,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:** Catalina Ridge Estates(37-62)

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Cobblestone Hmowners

**Assessments:** \$0

**Community:** Cobblestone

**Tax Code:** 220-25-1300

**Property Disclosures:** CC&Rs

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** at lot line

**Distance to Utilities: Gas:** at lot line

**Distance to Utilities: Electric:** at lot line

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-765-2100

**Section:** 33

**Fire Protection:** None

**Range:** 14.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** at lot line

**Distance to Utilities: Water:** at lot line

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 16717

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

**Listing Member Phone:** (520) 240-8006

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184655830878000000

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## Amenities & Features

**Neighborhood Feature:** Gated Community,Sidewalks

**Assoc Amenities:** None

**Water: Location:** Available

**Electric: Location:** Available

**Electric:** Electric Company

**Water:** City,Ditch District

**Gas: Location:** Available

**Sewer: Location:** Available





## Nearby Schools

**High School:** Amphitheater  
**Middle School:** Cross

**School District:** Amphitheater  
**Elementary School:** Harelson



## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$333

**Association & Fees: HOA Payment Frequency:** Taxes: \$2,262  
Semi-Annually

