



## 7845 N NORTHERN AVE, TUCSON, AZ 85704, USA

<https://rehomes.us>

\$250,000

- Lots / Land
- Active



Build your dream home on this large 1.37 acre lot in a desirable Northwest Tucson location. Catalina Citrus Estates is an established neighborhood & very few opportunities to build. Parcel is close to schools, shopping, restaurants, Oracle Rd & much more. This lot has amazing views of the Catalina Mountains & Pusch Ridge. Utilities are [...]

### Basics



**Category:** Lots / Land

**Lot size:** 59851.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-08-17T23:43:27.711

**Municipality/Zoning:** Tucson - CR1

**Township:** 12

**Area:** Northwest

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22317766

**Lot Acres:** 1.37 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** From Parcel: 22514206B/Catalina Citrus Estates N300.02' W174.02''

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## Building Details

**Lot Features:** East/West 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 Citrus Estates

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

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

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

**Phone: Location:** Available

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 225-14-206E

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

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

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

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

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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) 825-7227

**ListingOfficeName:** Long Realty Company

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

**Office ID:** 20091207184655830878000000

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## Amenities & Features

**Neighborhood Feature:** None

**Water: Location:** Available

**Electric: Location:** Available

**Assoc Amenities:** None

**Gas: Location:** Available

**Sewer: Location:** Available





## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Cross

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



## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$1,788

