



**\$179,000**

## **H7H3+93 PATAGONIA, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



The Three Canyon Estates is an environmentally thoughtful development design in the heart of Southern Arizona's Sky Islands. Recognized by the National Association of Counties for best practices in sustainable projects and programs, the development was designed to protect the land and wildlife, while providing an exceptional community lifestyle for residents. The west boundary borders National [...]

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### **Basics**



**Category:** Lots / Land  
**Lot size:** 1590811.00 sq ft  
**County:** Santa Cruz  
**Entry Timestamp:** 2024-01-29T17:41:59.216  
**Municipality/Zoning:** SCC - GR  
**Township:** 21  
**Area:** SCC-Patagonia

**Status:** Active  
**Days On Market:** 12  
**List Number Main:** 22402461  
**Lot Acres:** 36.53 acres  
**Lot Dimensions:** Irregular. See Plat.  
**View:** Mountain(s),Rural,Sunrise  
**Property Use Type:** Residential

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## Description

**Legal Description:** SUB THE ESTATES AT THREE CANYONS LOT 197

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## Building Details

**Lot Features:** East/West Exposure,North/South Exposure,Subdivided  
**Fence:** Barbed Wire,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:** The Estates At Three Canyons

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$600

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Chip/Seal

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** Septic required

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

**Phone: Location:** Available

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$4

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 30

**Tax Code:** 110-56-017

**Property Disclosures:** County Parcel Info,Deed Restrictions,Flood Plain,PERC Test Pass,Plat Map,Public report,Road Maint Agreement,Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** none

**Distance to Utilities: Gas:** Propane required

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

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## Listing Office

**Listing Office ShortId:** 4309

**Listing Office Address:** 340 Naugle Ave,  
Patagonia, AZ 85624

**Listing Member Phone:** (520) 604-6762

**ListingOfficeName:** La Frontera Realty

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

**Office ID:** 20091207185633752296000000

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## Amenities & Features



**Neighborhood Feature:** Legal Access,Paved Street,Walking Trail

**Sewer: Other:** Septic Needed

**Water:** Water Company

**Water: Location:** On Site

**Electric: Location:** Available

**Electric:** Electric Company,Windmill

**Assoc Amenities:** None

**Gas:** None

**Gas: Location:** None

**Sewer: Location:** None

## Nearby Schools

**High School:** Patagonia Union High School

**Middle School:** Patagonia Elementary School

**School District:** Patagonia Public Schools

**Elementary School:** Patagonia Elementary School

## Fees and Taxes

**Tax Year:** 2022

**Taxes:** \$1,042.78

