



**\$95,000**

- Lots / Land
- Active

**8371 S TUMBLING Y RANCH PL, VAIL, AZ  
85641, USA**

<https://rehomes.us>



GATED NEIGHBORHOOD, 1.64 ACRES OF LUSH VEGETATION.  
LARGE BUILDING ENVELOP -20,575 SF. PRICE IS RIGHT! GREAT  
VALUE! 25 MIN TO MAJOR EMPLOYERS, 25 MIN TO TIA,

## Basics

**Category:** Lots / Land

**Lot size:** 71438.00 sq ft

**County:** Pima

**Entry Timestamp:** 2022-10-03T18:00:59.999

**Municipality/Zoning:** Vail - SR2

**Township:** 15

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 242

**List Number Main:** 22225716

**Lot Acres:** 1.64 acres

**Lot Dimensions:** IRREGULAR

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

**Property Use Type:** Residential



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## Description

**Legal Description:** LOT 150, From Parcel:20564121A /Coyote Creek Lot 0150

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## Building Details

**Lot Features:** Corner Lot,North/South Exposure

**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:** Coyote Creek (1-395)

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 5202970797

**Section:** 25

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Terms:** Cash,Conventional,Submit

**Distance to Utilities: Sewer:** SEPTIC REQUIRED

**Distance to Utilities: Water:** LOT LINE

**Phone: Location:** On Site

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** CADDEN COMMUNITY

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-75-1940

**Property Disclosures:** CC&Rs,Deed Restrictions,Plat Map

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** LOT LINE

**Distance to Utilities: Gas:** LOT LINE

**Distance to Utilities: Electric:** LOT LINE



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## Listing Office

**Listing Office ShortId:** 2422

**ListingOfficeName:** Backus Realty and Development

**Listing Office Address:** 14901 E. Old Spanish Trail, Vail, AZ 85641

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

**Listing Member Phone:** (520) 403-2574

**Office ID:** 20091207184757049786000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** Basketball Court,Gated Community,Horse Facilities,Paved Street,Rec Center,Tennis Court(s),Walking Trail

**Electric:** Electric Company

**Assoc Amenities:** Tennis Court(s),Volleyball Court

**Water:** Water Company

**Gas:** Natural

**Water: Location:** On Site

**Gas: Location:** On Site

**Electric: Location:** On Site

**Sewer: Location:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**School District:** Vail

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2021

**Association & Fees: HOA Amt (Monthly):** \$93

**Association & Fees: HOA Payment Frequency:** Taxes: \$2,019  
Semi-Annually

