



\$3,500,000

8750 E WOODLAND RD, TUCSON, AZ 85749, USA

<https://rehomes.us>

- 3 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active

WELCOME TO THE PECAN FARM ON THE IDYLLIC WOODLAND ROAD! Tucson's premier equestrian property on 9 acres with city approved Commercial Equestrian Zoning, a beautiful home nestled into a spectacular pecan grove with 100+/- producing pecan trees & the rare, invaluable Grandfathered Irrigation Water Rights for over 7 acres! The incredible horse facilities include an [...]



Martin Ryan

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 1999

Days On Market: 19

County: Pima

Lot Acres: 9.02 acres

Lot Dimensions: Irregular

View: Mountains,Pasture,Sunrise,Sunset,Wooded

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 392911.00 sq ft

MLS #: 22325011

Bathrooms Full: 2

List Number Main: 22325011

Municipality/Zoning: Tucson - SR

Township: 13

Description

Legal Description: TANQUE VERDE COUNTRY ESTATES LOT 21 & PTN NW4 NW4 LYG SLY & ADJ SEC 3-14-15

Rooms

Sauna Level: TUSD

Kitchen Features: Pantry: Closet

Dining Areas: Dining Area,Formal Dining Room

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Lazy Susan,Microwave,Refrigerator

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Den,Exercise Room,Office

Building Details



Lot Features: Adjacent to Wash,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Ranch

Construction Status: Existing

Garage/Carport Feat: Attached Garage Cabinets,Manual Door

Floor covering: Ceramic Tile, Concrete

Fence: Other: Combo

Main House SqFt: 2951.00 sq ft

Stories: One

Fence: Electric,Wire

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: Tanque Verde Country Estates

Landscape - Front: Other: Flower Beds,Grass,Sprinkler/Drip,Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: TEP

Driveway: Paved: Asphalt

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 114-50-0240

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: Yes

Landscape - Rear: Other: Flower Beds,Grass,Sprinkler/Drip,Trees,Vegetable Garden

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Accessibility Option: Door Levers

Section: 34

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Shingle, Alarm System,Cable TV,High Speed Internet,Smart Thermostat



Listing Office

ListingOfficeName: First United Realty, Inc

Listing Office Phone: (800)
726-0100

Listing Office Address: 6245 N 24th Parkway Ste 205,
Phoenix, AZ 85016

Listing Member Phone: (520)
429-0746

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Walk In Closet(s),Water Purifier

Sewer: Septic

Electric: Solar PV System

Fireplace Location: **Other:** Patio

Pool: Conventional: No

Green Features: Solar

Main Cooling: Ceiling Fans,Zoned

Patio/Deck: Covered,Enclosed,Patio

Security: Alarm Installed,Cameras,Carbon Monoxide Detectors,Gated

Water: Pvt Well (Registered)

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ-Built-In,Shed

Neighborhood Feature: Horses Allowed

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower & Tub,Soaking Tub

Water: **Other:** Grndfathered H2O Rts

Laundry: Dryer,Laundry Room,Sink,Washer

Fireplace: Firepit,Gas,Wood Burning

Main Heating: Forced Air,Gas Pac,Natural Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump

Gas: Natural





Nearby Schools

High School: Sabino

Elementary School: Collier

Middle School: Magee



Fees and Taxes

Tax Year: 2023

