



**\$175,000**

**9055 N BEAR CANYON RD, TUCSON, AZ  
85749, USA**

<https://rehomes.us>

- Lots / Land
- Active



Lush Sonoran Desert lot with fantastic mountain views. Small 4 lot subdivision, sewer runs along property line and has a 4 inch connection in place., Easy to build on. Private and quiet. Set way back from Bear Canyon. Water on site with meter installed. Partially fenced. No neighbors to the east. Great for going on [...]

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## Basics



**Category:** Lots / Land

**Lot size:** 36011.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-02-03T19:36:32.801

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

**Area:** Northeast

**Status:** Active

**Days On Market:** 134

**List Number Main:** 22302682

**Lot Acres:** 0.83 acres

**Lot Dimensions:** irregular

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

**Property Use Type:** Residential

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## Description

**Legal Description:** Bear Canyon Vista Lot 3

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## Building Details

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

**Fence:** Field

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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:** None

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Bear Canyon Vista

**Section:** 22

**Tax Code:** 114-19-3380

**Property Disclosures:** CC&Rs, Deed Restrictions, Plat Map, Seller Prop Disclosure, Surveyed Plat

**Road Maintenance:** HOA

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

**Distance to Utilities: Gas:** none

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$0

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash, Conventional

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

**Distance to Utilities: Water:** on site-meter in

**Phone: Location:** Available

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## Listing Office

**Listing Office ShortId:** 286607

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 240-5123

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Url:** <https://www.tierraantigua.com/>

**Office ID:** 20110322171502288567000000

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## Amenities & Features



**Neighborhood Feature:** None  
**Assoc Amenities:** None  
**Gas:** None  
**Electric: Location:** Available

**Electric:** Electric Company  
**Water:** City  
**Water: Location:** On Site  
**Sewer: Location:** Available

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## Nearby Schools

**High School:** Sabino  
**Middle School:** Magee

**School District:** TUSD  
**Elementary School:** Collier

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## Fees and Taxes

**Tax Year:** 2022  
**Association & Fees: HOA Payment Frequency:** Annually

**Association & Fees: HOA Amt (Monthly):** \$20  
**Taxes:** \$1,139.43

