



**\$2,095,000**

## **WWF4+FV SAINT DAVID, AZ, USA**

<https://rehomes.us>

AZ PREFERRED PROPERTIES IS OFFERING THIS EXQUISITE CONTEMPORARY PRE-SALE ON THIS STUNNING CUSTOM SURVEYED 36.45 ACRE PARCEL ABUTTING THE PRISTINE FOOTHILLS \* FRONTING ON DRAGOON RANCH RD AND PRIVATE CUL-DE-SAC ENCLAVE HORNE OWL LN \* MAJESTIC 360 DEGREE MOUNTAIN VIEWS \* STARRY NIGHTS \* NOT TO MENTION THE CITY LIGHTS OF SIERRA VISTA & TOMBSTONE [...]

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



**James Krivacic**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2024

**Days On Market:** 844

**County:** Cochise

**Lot Acres:** 36.45 acres

**Lot Dimensions:** FRONT 651.23 X SIDE 1279 X 1449

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 1587756.00 sq ft

**MLS #:** 22105934

**Bathrooms Full:** 4

**List Number Main:** 22105934

**Municipality/Zoning:** Other - RU4

**View:** City,Mountains,Panoramic,Sunrise,Sunset

Description

**Legal Description:** LOT 91 DRAGOON MOUNTAIN RANCH UNIT 1

Rooms

**Sauna Level:** St. David

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room,Den,Loft,Media,Storage

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Formal Dining Room,Great Room

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Island,Lazy Susan,Microwave,Refrigerator,Reverse Osmosis,Wine Cooler

Building Details



**Lot Features:** Cul-De-Sac,East/West Exposure,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 5194.00 sq ft

**Stories:** Two

**Fence:** View Fence,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener,Over Height Garage

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Stone,Stucco Finish,Wood Frame

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction

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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:** Dragoon Mountain Ranch

**Landscape - Front: Other:** Graded,Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** SSVEC

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** DMR MEADOWS POA

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** None

**Property Disclosures:** Other

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** Delayed Closing

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-623-2324

**Accessibility Option:** None

**Community:** None

**Tax Code:** 120-31-091

**Road Type:** Dirt

**Technology:** ENERGY STAR Qualified Roofing Materials,Metal, Cable TV,High Speed Internet,Pre-Wired Tele Lines,Telephone

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## Listing Office



**ListingOfficeName:** Berkshire Hathaway HomeService

**Listing Office Phone:** (480) 505-6300

**Listing Office Address:** 14635 N Kierland Blvd #160B, Scottsdale, AZ 85254

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

**Listing Member Phone:** (480) 415-9213

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,High Ceilings 9+,Primary Downstairs,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Exhaust Fan,Jetted Tub,Shower & Tub

**Water: # Of Shared Well:** 4

**Assoc Amenities:** None

**Fireplace:** Wood Burning

**Main Heating:** Electric,Forced Air,Heat Pump

**Pool:** ENERGY STAR Qualified Pool Pump

**Spa:** Conventional, Conventional

**Water Heater:** Electric,Energy Star Qualified Water Heater

**Gas:** Propane

**Exterior Features:** None

**Neighborhood Feature:** Gated,Horse Facilities,Horses Allowed

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** Yes

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air,Heat Pump

**Patio/Deck:** Balcony,Patio

**Security:** Gated,Smoke Detector(s)

**Water:** Private Well

**Window Covering:** None

**Guest Facilities:** Quarters

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## Nearby Schools

**High School:** St. David

**Middle School:** St. David

**Elementary School:** St. David

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## Fees and Taxes



**Tax Year:** 2020

**Association & Fees: HOA Amt (Monthly):** \$42

**Assoc Fees Includes:** Common Area Maint,Street Maint

**Association & Fees: HOA Payment Frequency:** Semi-Annually

