



**\$159,900**

- Lots / Land
- Active



## **9469 S OLD SOLDIER TR, VAIL, AZ 85641, USA**

<https://rehomes.us>

This pristine luscious lot is located in the desirable Mountain Creek Ranch subdivision, Rincon Valley in Vail Arizona and award winning Vail School District. This beautiful lot is surrounded by panoramic mountain views in all directions. Build your custom home here in this private area, with nearly flat land to build on making building your [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 86153.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-06-29T16:45:51.783

**Municipality/Zoning:** Pima County - SR2

**Township:** 15

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22313967

**Lot Acres:** 1.98 acres

**Lot Dimensions:** 247 x 316 x 282 x 312

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

**Property Use Type:** Residential

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## Description

**Legal Description:** MOUNTAIN CREEK RANCH LOT 61CAGR D 0

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## Building Details

**Lot Features:** East/West Exposure,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:** Mountain Creek Ranch (1-64)

**Direction:** S

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 36

**Fire Protection:** None

**Range:** 16.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**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

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-64-7160

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**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:** 498306

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Member Phone:** (520) 396-9501

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Office ID:** 20140903221514346624000000

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## Amenities & Features

**Sewer:** None

**Water:** Water Company

**Gas: Location:** On Site

**Neighborhood Feature:** None

**Water: Location:** On Site

**Electric: Location:** On Site

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## Nearby Schools



**High School:** Cienega  
**Middle School:** Old Vail

**School District:** Vail  
**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$12
<b>Association &amp; Fees: HOA Payment Frequency:</b> Annually	<b>Taxes:</b> \$1,486.35

