



Door & Window Notes

- All Windows Shall Be Double Pane Metal Frame w/ A "U" Value Of .40 (Patio Imperious Casement-Black)
- All Exterior Doors w/ Full Glass Lite Shall Be 1-3/4" Frame w/ A "U" Value Of .50 (Fiberglass Exterior, Except Fr Door)
- All Solid Panel Exterior Doors Shall Be 1-3/4" w/ A "U" Value Of .50 (Fiberglass Ext)
- All Sliding Glass Or Patio Doors Shall Be Double Pane w/ A "U" Value Of .40 (Fiberglass Exterior, Except Fr Door)
- All Skylights Shall Be Double Glaze w/ A "U" Value Of 0.75

SHGC 0.25 MAX
ALL GLAZING

AREA CALCULATIONS:
Living Spaces= 2340 sq ft
Garage= 978 sq ft
Covered Patio= 672 sq ft
Total U/Roof= 3990 sq ft

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General Notes

(Where Applicable)

\$89,000

- Lots / Land
- Active



2561 W LINDA VISTA RD, ORACLE, AZ 85623, USA

<https://rehomes.us>

Beautiful oak and boulder studded lot with direct views of the Catalina Mountains, all on 1.66 acres. Water meter is already installed on the property corner and power is available as well. House plans have been specifically designed for this lot with majestic south facing windows that capture a unencumbered view of the mountains. House plans [...]

Basics



Category: Lots / Land

Lot size: 72310.00 sq ft

County: Pinal

Entry Timestamp: 2024-03-01T14:34:43.966

Municipality/Zoning: Oracle - GR

Township: 9

Area: Pinal

Status: Active

Days On Market: 7

List Number Main: 22405344

Lot Acres: 1.66 acres

Lot Dimensions: irregular

View: Mountain(s)

Property Use Type: Residential

Description

Legal Description: long legal description

Building Details

Lot Features: North/South Exposure

Fence: None

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: W

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: No

Section: 34

Tax Code: 308-35-0500

Property Disclosures: Access, Affidavit of Disclosure

Road Maintenance: County

Distance to Utilities: Phone: on lot line

Distance to Utilities: Gas: n/a

Distance to Utilities: Electric: on lot line

Special Listing Conditions: None

Co-op Fee: \$3

Horse Property: Yes - By Zoning

Subdivision Restrict: Age Restrictions: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Terms: Cash, Conventional

Distance to Utilities: Sewer: n/a

Distance to Utilities: Water: on lot line

Phone: Location: Available

Listing Office

Listing Office ShortId: 4983

Listing Office Address: 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

Listing Member Phone: (520) 400-2801

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Url: www.RealtyExAz.com

Office ID: 20110802221510413916000000

Amenities & Features

Sewer: None

Electric: Electric Company

Gas: None

Electric: Location: On Site

Neighborhood Feature: None

Water: Water Company

Water: Location: On Site





Nearby Schools

High School: Canyon Del Oro

Middle School: Mountain Vista

School District: Oracle

Elementary School: Mountain Vista



Fees and Taxes

Tax Year: 2022

Taxes: \$759.30

