



**\$129,900**

### **3 N CYN DR, SIERRA VISTA, AZ 85635, USA**

<https://rehomes.us>

- Lots / Land
- Active



Over 23 acres of level acreage in Three Canyons gated community. 792 feet road frontage and 1288 feet deep, combined with mature growth on property allows privacy if desired. Or divide and sell some of the acreage, The mountain views are superb from this property! About 25 minutes to the heart of Sierra Vista. The [...]

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## **Basics**



**Category:** Lots / Land

**Lot size:** 1017558.00 sq ft

**County:** Cochise

**Entry Timestamp:** 2024-03-22T10:52:16.670

**Municipality/Zoning:** Cochise - RU-4

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

**Property Use Type:** Residential

**Status:** Active

**Days On Market:** 1

**List Number Main:** 22407249

**Lot Acres:** 23.36 acres

**Lot Dimensions:** 792x1288

**Area:** Cochise

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## Description

**Legal Description:** Full Legal Description on File

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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:** Out Of Pima County

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Three Canyons Ranch

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Affidavit of Disclosure, Seller Prop Disclosure

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** On Property

**Distance to Utilities: Gas:** None

**Distance to Utilities: Electric:** Under 250 Feet

**Special Listing Conditions:** None

**Co-op Fee:** \$4

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$100

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

**Community:** None

**Tax Code:** 104-01-104A

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** None

**Distance to Utilities: Water:** None

**Phone: Location:** On Site

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## Listing Office

**Listing Office ShortId:** 2019

**Listing Office Address:** 585 N FRONTAGE RD, Pearce, AZ 85625

**Listing Member Phone:** (520) 266-9755

**ListingOfficeName:** Tombstone Real Estate

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

**Office ID:** 20091207184657432247000000

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## Amenities & Features

**Neighborhood Feature:** Paved Street

**Water: Location:** None

**Sewer: Location:** None

**Gas:** None

**Electric: Location:** Available





## Nearby Schools

**High School:** Buena

**Middle School:** Palominas

**School District:** Palominas

**Elementary School:** Palominas



## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):**  
\$28.75

**Taxes:** \$1,020.24

