



**\$80,000**

## **6WCH+Q2 TUCSON, AZ, USA**

<https://rehomes.us>

- Lots / Land
- Active



Exquisite 3.3 Acre Parcel Nestled on the Coveted West Side of Town, in Proximity to Gates Pass, Desert Museum, Old Tucson, and the Wildlife Museum. Elevate your living experience by constructing your bespoke dream home atop the majestic mountains, surrounded by a picturesque landscape adorned with iconic saguaros. Immerse yourself in the tranquility of nature, [...]

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### **Basics**



**Category:** Lots / Land

**Lot size:** 144183.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-01-25T19:20:04.012

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

**Township:** 14

**Area:** West

**Status:** Active

**Days On Market:** 8

**List Number Main:** 22402155

**Lot Acres:** 3.31 acres

**Lot Dimensions:** 228 x 633

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

**Property Use Type:** Residential

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## Description

**Legal Description:** From Parcel:212110320 /E632.725' S227.59' N528' S858' Sw4 3.31 Ac Sec 12-14-12

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## Building Details

**Lot Features:** East/West Exposure,Hillside Lot,Subdivided

**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:** Unsubdivided

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 212-11-032C

**Property Disclosures:** Affidavit of Disclosure

**Road Maintenance:** None

**Distance to Utilities: Phone:** Unknown

**Distance to Utilities: Gas:** Unknown

**Distance to Utilities: Electric:** Unknown

**Special Listing Conditions:** None

**Co-op Fee:** \$5

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Section:** 12

**Fire Protection:** None

**Range:** 12.00

**Road Type:** Dirt

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** Unknown

**Distance to Utilities: Water:** Unknown

**Phone: Location:** None

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## Listing Office

**Listing Office ShortId:** 5162001

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 2905 E Skyline Dr Ste 220, Tucson, AZ 85718

**Listing Office Url:** <https://tucson.evrealstate.com/>

**Listing Member Phone:** (520) 975-6697

**Office ID:** 20191007230008968855000000

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## Amenities & Features

**Sewer:** None

**Neighborhood Feature:** None

**Electric:** None

**Assoc Amenities:** None

**Gas:** None

**Water: Location:** None

**Sewer: Location:** None

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## Nearby Schools



**High School:** Cholla  
**Middle School:** Mansfeld

**School District:** TUSD  
**Elementary School:** Tolson

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# Fees and Taxes

**Tax Year:** 2023 **Taxes:** \$63.27

