



\$97,500

- Lots / Land
- Active

**15763 N TWIN LAKES DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>



Views for days! Water and power at the lot line. property will need septic but is turn key for Manufactured or Modular home installation. No HOA!

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## Basics

**Category:** Lots / Land

**Lot size:** 43560.00 sq ft

**County:** Pima

**Entry Timestamp:** 2024-05-30T15:29:37.818

**Municipality/Zoning:** Catalina - GR1

**Township:** 11

**Area:** Upper Northwest

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22413453

**Lot Acres:** 1.01 acres

**Lot Dimensions:** irregular

**View:** Mountain(s),Panoramic,Rural

**Property Use Type:** Manufactured Home



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## Description

**Legal Description:** wly ptn e196.29' s303.43' nw4 sw4 ne4 1 ac sec 9-11-14

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## Building Details

**Lot Features:** East/West 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:** None

**Direction:** N

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Section:** 9

**Tax Code:** 222-21-011L

**Property Disclosures:** Affidavit of Disclosure, PERC Test Pass

**Road Maintenance:** Road Maintenance Agreement

**Distance to Utilities: Phone:** on site

**Distance to Utilities: Gas:** unknown

**Distance to Utilities: Electric:** overhead on corner

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** Yes - By Zoning

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$2,610

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Chip/Seal, Gravel

**Terms:** Assumption, Cash, Conventional

**Distance to Utilities: Sewer:** needs septic

**Distance to Utilities: Water:** lot line

**Phone: Location:** On Site

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## Listing Office



**Listing Office ShortId:** 4983  
**Listing Office Address:** 3300 E  
Sunrise Dr. #50, Tucson, AZ 85718  
**Listing Member Phone:** (520)  
400-2801

**ListingOfficeName:** Realty Executives Arizona Territory  
**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)  
**Office ID:** 20110802221510413916000000

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## Amenities & Features

**Neighborhood Feature:** Horses Allowed  
**Sewer: Other:** will need septic.  
**Gas: Location:** Unknown

**Electric:** Electric Company  
**Water:** Water Company  
**Electric: Location:** Available

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## Nearby Schools

**High School:** Canyon Del Oro  
**Middle School:** Coronado K-8

**School District:** Amphitheater  
**Elementary School:** Coronado K-8

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## Fees and Taxes

**Tax Year:** 2023

**Taxes:** \$372.22

