



**\$275,000**

- Lots / Land
- Active

<https://rehomes.us>

Catalina Foothills Area Land – 1.2 acres Rare 1.2 acres of prime land in the Sabino Canyon Foothills area nestled among stunning custom homes in CR-1 zoning. Included with this exceptional offering are custom crafted 3,250 sqft, 4 bedroom/4.5 bath plans with 3 car garage and comprehensive engineering documents. All meticulously prepared and primed for [...]

## Basics

**Category:** Lots / Land

**Lot size:** 52283.79 sq ft

**County:** Pima

**Entry Timestamp:**  
2024-06-20T15:48:19.038

**Municipality/Zoning:** Pima County - CR1

**Township:** 13

**Area:** North

**Status:** Active

**Days On Market:** 29

**List Number Main:** 22415452

**Lot Acres:** 1.20 acres

**Lot Dimensions:** Irregular

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

**Property Use Type:** Residential



---

## Description

**Legal Description:** LITTLE RIDGE LOT 2

---

## Building Details

**Lot Features:** Hillside Lot,Subdivided

**Fence:** Barbed Wire

---

## 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:** Little Ridge (1-20)

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 114-16-6600

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Distance to Utilities: Phone:** On site

**Distance to Utilities: Gas:** On site

**Distance to Utilities: Electric:** On site

**Special Listing Conditions:** None

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Section:** 19

**Fire Protection:** Subscription

**Range:** 15.00

**Road Type:** Paved

**Terms:** Cash,Conventional

**Distance to Utilities: Sewer:** N/A

**Distance to Utilities: Water:** On site

**Phone: Location:** Available

---

## Listing Office



**Listing Office ShortId:** 51920

**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712

**Office ID:** 20191030210009006589000000

**ListingOfficeName:** KMS Realty

**Listing Member Phone:** (520) 595-1120

---

## Amenities & Features

**Neighborhood Feature:** Paved Street

**Sewer: Other:** Septic needed

**Water:** City

**Water: Location:** On Site

**Electric: Location:** Available

**Electric:** Electric Company

**Assoc Amenities:** None

**Gas:** Natural

**Gas: Location:** Available

---

## Nearby Schools

**High School:** Sabino

**Middle School:** Magee

**School District:** TUSD

**Elementary School:** Whitmore

---

## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$4

**Taxes:** \$2,009.35

