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|---|---------------|--|
| 6667983   | Land and Lots | Active   |
| <b>Apx SqFt:</b> 47,183<br><b>Apx SqFt G/N:</b> G<br><b>Apx Total Acres:</b> 1.08<br><b>Apx Total Acres G/N:</b> G<br><b>Apx Deeded Fee Acres:</b> 1.08<br><b>Apx Leased Acres:</b> 0<br><b>Lot Size Dimensions:</b> Irregular<br><b>Price Per Acre:</b> 231,481.48<br><b>Price Per SqFt:</b> 5.3 |               | <b>Subdivision:</b> VISTA DEL CORAZON<br><b>Tax Municipality:</b> Pinal - COUNTY<br><b>Marketing Name:</b><br><b>Irrigation District:</b><br><b>Street Frontage Name:</b><br><b>Hun Block:</b><br><b>Map Code/Grid:</b><br><b>Census Tract:</b> 316<br><b>Zoning:</b> CR-2 |
| <b>Ele Sch Dist:</b> Apache Junction Unified District<br><b>Elementary School:</b><br><b>Jr. High School:</b>   |               | <b>High School District:</b> Apache Junction Unified District<br><b>High School:</b>   |

**Cross Streets:** US-60 & Superstition Mountain Dr **Directions:** From US-60, North on Superstition Mountain Dr., Right on Don Donnelly Tr., right on Corazon de Oro, right on Avenida Fiebre de Oro.

**Public Remarks:** When you spend time anywhere in Gold Canyon you feel like you are in an exclusive enclave away from the busy world! This particular lot on the golf course is absolutely spectacular. The views, the quiet, the serenity and the proximity to beautiful custom homes that provide true value enhancement to all owners all serve to make this place special. Come take a look and see for yourself. 1.08 ac. Vista del Corazon gated community.

| Features  | Development & Utilities   | County, Tax and Financing   |
|---|---|---|
| <b>Parcel Size:</b> 1.00 - 2.49 Acres<br><b>Land Features:</b> Golf Course Lot; Golf Course Subd; Mountain View(s); Gated Community<br><b>Land Configuration:</b><br><b>Elevation:</b> /<br><b>Topography:</b><br><b>Vegetation:</b> Natural Vegetation; High Desert<br><b>Horses:</b><br><b>Special:</b><br><b>Existing Land Use:</b> Residential Lot<br><b>Zoned Presently:</b> Single Family<br><b>Potential Use:</b> Single Family<br><b>Use Restrictions:</b> C.C. & R's<br><b>Traffic Count:</b><br><b>Current Density:</b><br><b>Proposed Density:</b> | <b>Existing Structures:</b> None<br><b>Water:</b> Private Franchise<br><b>Sewer:</b> Sewer - Public<br><b>Gas:</b> SW Gas<br><b>Distance to Cable:</b> Call Listing Office<br><b>Distance to Electric:</b> Call Listing Office<br><b>Distance to Gas:</b> Call Listing Office<br><b>Distance to Phone:</b> Call Listing Office<br><b>Distance to Sewer:</b> Call Listing Office<br><b>Distance to Water:</b> Call Listing Office<br><b>Electric:</b> SRP<br><b>Roads/Streets:</b> Asphalt<br><b>Environmental:</b> None | <b>County Code:</b> Pinal<br><b>Legal Description (Abbrev):</b> VISTA DEL CORAZON LOT 24 CAB B SLIDE 156 SEC 5-1S-9E (1) 47196.00 SQ FT 1.08 AC<br><b>AN:</b> 104-93-024<br><b>Lot Number:</b> 24<br><b>Town-Range-Section:</b> 01S-09E-05<br><b>Cty Bk&amp;Pg:</b><br><b>Taxes/Yr:</b> \$1,508/2023<br><b>For Sale or Lease?:</b> Sale<br><b>New Financing:</b> Cash; Conventional<br><b>Pmt &amp; Rate Info:</b> Equity: 250,000<br>Total Owed: 0<br><b>Auction:</b> No<br><b>Reports/Disclosures:</b> None |

| Fees & Homeowner Association Information  |  |   |
|---|--|---|
| <b>HOA Y/N:</b> Y<br><b>HOA Fee/Paid:</b> \$1,023.86 / Annually<br><b>HOA Transfer Fee:</b> \$150<br><b>HOA Name:</b> Vista Del Corazon<br><b>HOA Telephone:</b> 480-422-0888 | <b>HOA 2 Y/N:</b> N<br><b>HOA 2 Fee/Paid:</b> /<br><b>HOA 2 Transfer Fee:</b><br><b>HOA 2 Name:</b><br><b>HOA 2 Telephone:</b> | <b>PAD Fee Y/N:</b> N<br><b>PAD Fee:</b><br><b>PAD Paid (Freq):</b><br><b>Assessed Balance:</b> 0<br><b>Assessed Yrs Left:</b> 0<br><b>Owner Association:</b> |

| Listing Dates  | Pricing and Sale Info   | Listing Contract Info  |
|--|---|--|
| <b>CDOM/ADOM:</b> 0 / 0<br><b>List Date:</b> 02/23/2024<br><b>Status Change Date:</b> 02/23/2024 | <b>Original List Price:</b> \$250,000<br><b>List Price:</b> \$250,000 | <b>SA:</b> N <b>BB:</b> Y / 3% <b>Var:</b> N <b>Type:</b> ER<br><b>Other Compensation:</b><br><b>Special Listing Cond:</b> N/A |

| Office Remarks:  |  |  |
|--|--|--|
| <b>Showing Instructions</b>  | <b>Owner/Occupant Information</b>  | <b>Property Access</b>                                   |
| <b>Permission Required to Show:</b> No<br><b>Special Instructions See Private Remarks:</b> Yes<br><b>Showing Service:</b> Aligned Showings<br><b>Showing Notification Methods:</b> Showing Service: Aligned Showings | <b>Ownr/Occ Name - DND2:</b> JOSHUA & AMY NIU<br><b>Owner/Occ Phn - DND2:</b> xxx-xxxx | <b>Lockbox Type:</b> None<br><b>Sign on Property:</b> No |

| Name                                      | Office  | Primary Phone | Office Phone | E-mail                       | Mobile and Home | Fax          |
|---|---|---------------|--------------|------------------------------|-----------------|--------------|
| LA Stewart Larsen<br>s1253<br>BR035668000 | The Larsen Company Real Estate and Auctions hlam01<br>SE035668000 | 480-861-2530  | 480-844-1221 | slarsen@thelarsencompany.com | 480-844-1221    | 480-844-0155 |
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IMG\_5187



IMG\_5185



IMG\_5184



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