

	6450937	Land and Lots	Active
	Apx SqFt: 34,580 Apx SqFt G/N: G Apx Total Acres: 0.79 Apx Total Acres G/N: G Apx Deeded Fee Acres: 0.75 Apx Leased Acres: 0 Lot Size Dimensions: IRR # Lots in Listing: 1 # Units Allowed: 1 Price Per Acre: 727,848.1 Price Per SqFt: 16.63	Subdivision: Sanctuary at Ahwatukee Foothills Tax Municipality: Phoenix Marketing Name: Sanctuary View Lot Irrigation District: Street Frontage Name: Hun Block: S Map Code/Grid: T35 Census Tract: 116,725 Zoning: R1 Flood Zone: No	
	Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Sierra School Jr. High School: Kyrene Altadena Middle School	High School Dist #: 213 - Tempe Union High School District High School: Desert Vista Elementary School	

Cross Streets: CHANDLER BLVD & 24 ST **Directions:** enter gate, left on Barkwood

Public Remarks: Custom home site in gated Sanctuary at Ahwatukee Foothills with fabulous mountain views close to the new 202 freeway! Backs to natural mountain preserve for privacy with just enough elevation for sweeping views of the Ahwatukee foothills. Top rated Kyrene Schools, golf, equestrian trails, hiking. 10 minutes to Whirlwind Golf and Wildhorse Pass Events, Koli Equestrian Center. 20 minutes from Chandler Fashion Square mall and even closer to Sky Harbor International Airport. The Sanctuary is a small gated community of multi-million \$ homes and sweeping mountain views.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: .50 - .99 Acres Land Features: Mountain View(s); Gated Community; North/South Exp; Border Common Area Land Configuration: Irregular Shape Elevation: 1,001 - 2,000 Ft / Owner Topography: Gentle Sloping; Hillside Vegetation: Natural Vegetation Horses: N Horse Features: Other; See Remarks Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Single Family Use Restrictions: Deed Restrictions; C.C. & R's; Hillside Ordinance Freeway/Highway: 2.1 - 5 Miles Traffic Count: Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Raw Land; Subdivision Plat Apv; Off Site Imp Complte Existing Structures: None Fencing: None Water: City Franchise Sewer: Sewer - Public Gas: SW Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: Within 1/2 Mile Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: SRP Roads/Streets: Asphalt; Sidewalk(s) Road Responsibility: Private Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): LOT 23 PARCEL 1C AND 37 AT THE FOOTHILLS MCR 044830 AN: 301-78-920 Lot Number: 23 Town-Range-Section: 1S-3E-34 Cty Bk&Pg: Taxes/Yr: \$3,197/2021 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Down Payment: 0 Down Payment %: 0 Existing Annual Pmts: 0 Seller May Carry - Amount: 0 Seller Carry - Interest Rate: 0 Seller Carry - Term: 0 1st Encumbrance: 0 1st Interest Rate: 0 1st Years Remaining: 0 1st Payment: 0 1st Payment Freq: None 2nd Encumbrance: 0 2nd Interest Rate: 0 2nd Years Remaining: 0 2nd Payment: 0 2nd Payment Freq: None 3rd Encumbrance: 0 3rd Interest Rate: 0 3rd Years Remaining: 0 3rd Payment: 0 3rd Payment Freq: None Equity: 575,000 Total Owed: 0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Type: Not Applicable Existing 1st Ln Trms: Not Applicable Existing 2nd Loan: Treat as Free&Clear Existing 2nd Ln Type: Not Applicable Existing 2nd Ln Trms: Not Applicable Existing 3rd Loan: Treat as Free&Clear Existing 3rd Ln Type: Not Applicable Existing 3rd Ln Trms: Not Applicable Auction: No Reports/Disclosures: Seller Prop Disc Stm

Call 480-331-3662



ation Information

HOA Y/N: Y HOA Fee/Paid: \$1,505 / Semi-Annually HOA Transfer Fee: \$185 HOA Name: The Foothills HOA Telephone: 480 704 2900	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	PAD Fee Y/N: N PAD Fee: PAD Paid (Freq): Assessed Balance: 0 Assessed Yrs Left: 0 Owner Association:
---	--	---

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 38 / 38 List Date: 08/17/2022	Original List Price: \$575,000 List Price: \$575,000	SA: N BB: Y / 3% Var: N Type: ER Other Compensation: