

Client Report (1)

356XX N 142nd PL -, Scottsdale, AZ 85262

\$649,900

	6731149	Land and Lots	Active
	Apx SqFt: 333,960 Apx SqFt G/N: G Apx Total Acres: 7.67 Apx Total Acres G/N: G Apx Deeded Fee Acres: 7.67 Apx Leased Acres: 0 Lot Size Dimensions: 652 x 503 # Lots in Listing: 1 Price Per Acre: 84,732.72 Price Per SqFt: 1.95		
	Subdivision: Tax Municipality: Maricopa - COUNTY Marketing Name: Irrigation District: Street Frontage Name: 142nd Pl & Leisure Ln Hun Block: 35000 N Map Code/Grid: Census Tract: 10,101 Zoning: Residential Flood Zone: No		
	Ele Sch Dist: Cave Creek Unified District Elementary School: Desert Sun Academy Jr. High School: Sonoran Trails Middle School High School District: Cave Creek Unified District High School: Cactus Shadows High School		

Cross Streets: 136th St and Rio Verde Drive **Directions:** Go north on 136th St from Rio Verde Dr approx 4.5 miles to Hawknest. Turn right (EAST) to 142nd. Then left (NORTH) approx 540 feet to the property on right side.

Public Remarks: Imagine waking up to breathtaking panoramic views of Four Peaks, McDowell Mountains, and Mazatzal Mountains from your own private sanctuary just steps from many of the popular trail heads & recreational areas. This 7.6-acre parcel of land offers an unparalleled opportunity to build your dream home or ranch. Located a stone through from Tonto National Forest. Experience the tranquility and beauty of desert living and only minutes from Scottsdale's finest dining, shopping and amenities. Looking for an investment? This land can be divided and makes for a great buy and hold opportunity as North Scottsdale continues to grow.

Features	Development & Utilities	County, Tax and Financing
Parcel Size: 5.00 - 9.99 Acres Land Features: Dual Street Ftg; Mountain View(s); North/South Exp; East/West Exposure Land Configuration: Square Rectangular Elevation: 2,001 - 3,000 Ft / Other (See Remarks) Topography: Gentle Sloping; Rolling; Existing Wash(s) Vegetation: Natural Vegetation Horses: Y Special: Unincorporated Area Existing Land Use: Residential Lot; Residential Acreage Zoned Presently: Single Family Potential Use: Single Family; Ranch; Rural Use Restrictions: Freeway/Highway: Over 5.1 Miles Traffic Count: Unknown Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Raw Land; On Site Imp Needed Existing Structures: None Fencing: None Water: None Sewer: No Sewer/Septic Gas: None Distance to Cable: Call Listing Office Distance to Electric: Call Listing Office Distance to Gas: None Distance to Phone: Call Listing Office Distance to Sewer: None Distance to Water: None Electric: SRP Roads/Streets: Dirt; Asphalt Environmental: None	County Code: Maricopa Legal Description (Abbrev): SE4 NE4 SEC 6 EX W 264F TH/OF & EX S 660F TH/OF & EX E 550F TH/OF AN: 219-36-110 Lot Number: - Town-Range-Section: 5N-6E-6 Cty Bk&Pg: 219-36 Taxes/Yr: \$1,001/2023 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: 1st Encumbrance: 550,000 Equity: 99,900 Total Owed: 550,000 Existing 1st Loan: Conventional 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 Reports/Disclosures: Seller Prop Disc Stm

Fees & Homeowner Association Information

HOA Y/N: N HOA Fee/Paid: / HOA Transfer Fee: HOA Name: HOA Telephone:	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:
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 8 / 11 Status Change Date: 07/14/2024	List Price: \$649,900	SA: N BB: Y / 3% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; No Notification Required to Show

Lockbox Type: None

Listed by: Russ Lyon Sotheby's International Realty (lyon05)

Prepared by Anjeleigh Trefz

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.