


CLIENT DETAIL REPORT

MLS#: 21517082 **Residential / Single Family** **Const. Status:** Existing **Status:** Active **List Price:** 1,950,000

 <p style="font-size: small; margin-top: 5px;">©2013 TARMLS</p>	<p>Comb. SqFt / - / Source: 8,420 / Assessor Year Built: 1926 Area: Santa Cruz Municipality/Zoning: Sonoita - CALL County: Santa Cruz Year/Taxes: 2014 / 4,447 HOA Fee Amt P/Month: 0 HOA Frequency: School District: Other Elementary School: Other Middle School: Other High School: Other Subdivision: Other/Unknown Community: None</p>	<p>Marketing Range: - List Price/SqFt: 231.59 TRS: 22 / 18 / 22 Lot Acres: 62.56 Lot Dimensions: Irreg Lot Sqft: 2,151,864 Lot Size Source: Assessor Tax Code: 108-64-002 Assessments: 0.00 Ownership: FEE (Simple) FEMA Flood Ins Req: Poss Fire Prot Incl Taxes: Yes Terms: Cash; Conventional Cross Block: 0 - E</p>
---	--	--

Address: 277 Canelo Road, Elgin, AZ 85611
Directions: South on Hwy 83, right on Canelo Rd. (Elgin)
Legal Description: Long legal on file.59.58 ac in Sec22 T22S R18E, Santa Cruz Ct., AZ

<p>Bedrooms:8 Total Baths:9 (7-1-1 -0) Main House SqFt: 8,420 Dining Room: Formal Living Areas: Family Room Breakfast: Bar Guest Facilities: Other Laundry: Room Extra Room: Arizona Room; Den; Rec Room; Storage; Studio; Workshop; Other</p>	<p>Pool: None Spa: None Patio: Combo Window Cover: Stay HmeProt: None RV Parking: Space Available Landscape - Front: Low Care Landscape - Rear: Low Care Environmental Discl: Military Airport Vct; Unknown</p>	<p>Construction: Combo Style: Ranch # of Stories: 1 # of Garage Spaces:0 # of Carport Spaces: 0 Roof: Combo Fence: Combo #Fireplaces/Loc: 7 / Den; Family Room; Guest Quarters; Living Room Floor Covering: Ceramic; Concrete; Mexican; Wood View: Mountain</p>	<p>New Construction: A/C: None Evap: None Heat: Zoned - Gas Gas: Bottled Water: Well Sewer: Septic Short Sale: No REO: No</p>
---	--	--	---

Appliances: Dishwasher; Disposal; Dryer; Oven/Stove; Refrigerator; Satellite Dish; Trash Compactor; Washer
Miscellaneous: **Adult Community:**No **Athletic Facilities:**No **Basement:**No **Cable Available:**No **Deed Restrictions:**No
Disability Adapted:No **Dividable Lot:**Yes **Fix Up:**No **Gated Community:**No **Horse Facilities:**Yes **Horses Allowed:**Yes
Interior Steps:Yes **On Golf Course:**No **Paved Street:**No **Split Bedroom Plan:**Yes **Split Level:**No **Subdivided Lots:**No

Facilities: Tennis
Green Features:
Terms: Cash; Conventional **Loan Information:**
Remarks: SW PRIVATE RETREAT - Historic and elegant, the former Boot & Racquet Guest Ranch reposes on 62 acres steeped in the forest beauty of the Canelo Hills. Rich in the fame & legend of celebrity guests & renowned artists, the fully renovated mud adobe ranch home includes 3 handsomely renovated guest homes, a caretaker's home, barn, corral, tennis court, art studio, ranch shop & office. Bordered by forest on 2 sides & only minutes from the AZ Trail, the superb hiking, birding, horseback riding & tennis activities are endless! Great for family, weekend guests, a B&B, or boutique guest ranch! Located just 1 hr. SE of Tucson & Tucson Nat'l airport.

Listing Provided Courtesy Of: Long Realty Sonoita/Patagonia

Charter Capital Realty
 Patrick Connor
 PO Box 64906
 Tucson, AZ 85728
chartercapital@prodigy.net

 520-275-7106
 520-275-7106
 520-825-6942

Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Patrick Connor on Tuesday, September 22, 2015 1:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.