

	7046082	Land	Active
	Apx SqFt: 38,285 Apx SqFt G/N: G Apx Total Acres: 0.88 Apx Total Acres G/N: G Apx Deeded Fee Acres: 0.88 Apx Leased Acres: 0 Lot Size Dimensions: 248x156x265x134 Price Per SqFt: 12.51 Price Per Acre: 544,318.18		Subdivision: CAREFREE SENTINEL ROCK ESTATES LOT 1-62 Tax Municipality: Carefree Marketing Name: Irrigation District: Street Frontage Name: Hun Block: Map Code/Grid: Census Tract: 30,401 Zoning: R-35 Flood Zone: No
	Ele Sch Dist: Cave Creek Unified District Elementary School: Black Mountain Elementary School Jr. High School: Sonoran Trails Middle School		High School District: Cave Creek Unified District High School: Cactus Shadows High School

Cross Streets: Cave Creek Rd. and E. Sentinel Rock Rd. **Directions:** North on Cave Creek Rd.; right on E. Sentinel Rock Rd.; right on 58th St; left on Leisure Lane; right on E. Palo Verde Way.

Public Remarks: Purchase one of the last buildable, affordable view lots over 3/4 acres and under \$500,000 in this area. Situated on a quiet cul de sac in Carefree Sentinel Rock Estates, the panoramic view of Black Mountain covered with ancient saguaro cacti is incredible. And you won't want to miss any of the breathtaking Arizona sunsets! There are no streetlights in this community, so the night sky lights up with brilliant stars and planets. The moon rising over Black Mountain is stunning, and you can also clearly see the night rocket launches from Vandenberg Space Force Base 300 miles away. With easy access to sewer and Carefree city water as well as phone, gas, electric and cable, building your dream home here can be a reality now. Carefree and Cave Creek are fun small towns. You can make this home!

Features	Development & Utilities	County, Tax and Financing
Parcel Size: .50 - .99 Acres Land Features: Cul-De-Sac Land Configuration: Square Rectangular Elevation: 2,001 - 3,000 Ft / Global Position Sys View: Panoramic; Mountain(s) Topography: Gentle Sloping Vegetation: Natural Vegetation Horses: N Special: Existing Land Use: Residential Lot Zoned Presently: Single Family Potential Use: Single Family Use Restrictions: C.C. & R's Traffic Count: Not Available Current Density: 00 - 01 Units P/Acre Proposed Density: 00 - 01 Units P/Acre	Development Status: Raw Land Existing Structures: None Fencing: None Water Source: City Franchise Sewer: Sewer - Public Irrigation: None Gas: SW Gas Distance to Cable: On Property Distance to Electric: On Property Distance to Gas: On Property Distance to Phone: On Property Distance to Sewer: On Property Distance to Water: On Property Electric: APS Road Surface Type: Asphalt Road Responsibility: City Maintained Road Environmental: None	County Code: Maricopa Legal Description (Abbrev): LOT 19 CAREFREE SENTINEL ROCK ESTATES MCR 024312 AN: 211-28-043 Lot Number: 19 Town-Range-Section: 5N-4E-4 Cty Bk&Pg: Taxes/Yr: \$1,000/2025 For Sale or Lease?: Sale New Financing: Cash; Conventional Pmt & Rate Info: Equity: 479,000 Total Owed: 0 Reports/Disclosures: None

Fees & Homeowner Association Information		
HOA Y/N: Y HOA Fee/Paid: \$150 / Annually HOA Transfer Fee: \$0 HOA Name: Sentinel Rock Estate HOA Telephone: 480-488-1270	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: 32 / 32 Status Change Date: 06/24/2026	List Price: \$479,000	Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service; Aligned Showings; Text; Email; Phone Call
Lockbox Type: None

Listed by: Berkshire Hathaway HomeServices Arizona Properties (praz22)