

- **Location:** The Foothills Subdivision near 24<sup>th</sup> Street & Chandler Blvd
- **Size:** 34,580 SqFt (0.79 Acres)
- **Zoning:** R1-10
- **Utilities:** All to site
- **Price:** \$570,000
- **Comments:**
  - ✓ Over  $\frac{3}{4}$  acre hillside lot located within The Foothills, a gated subdivision in Ahwatukee.
  - ✓ Incredible views to the North and Northwest overlooking the entire area.
  - ✓ Rare opportunity for custom build with few undeveloped lots in the subdivision.

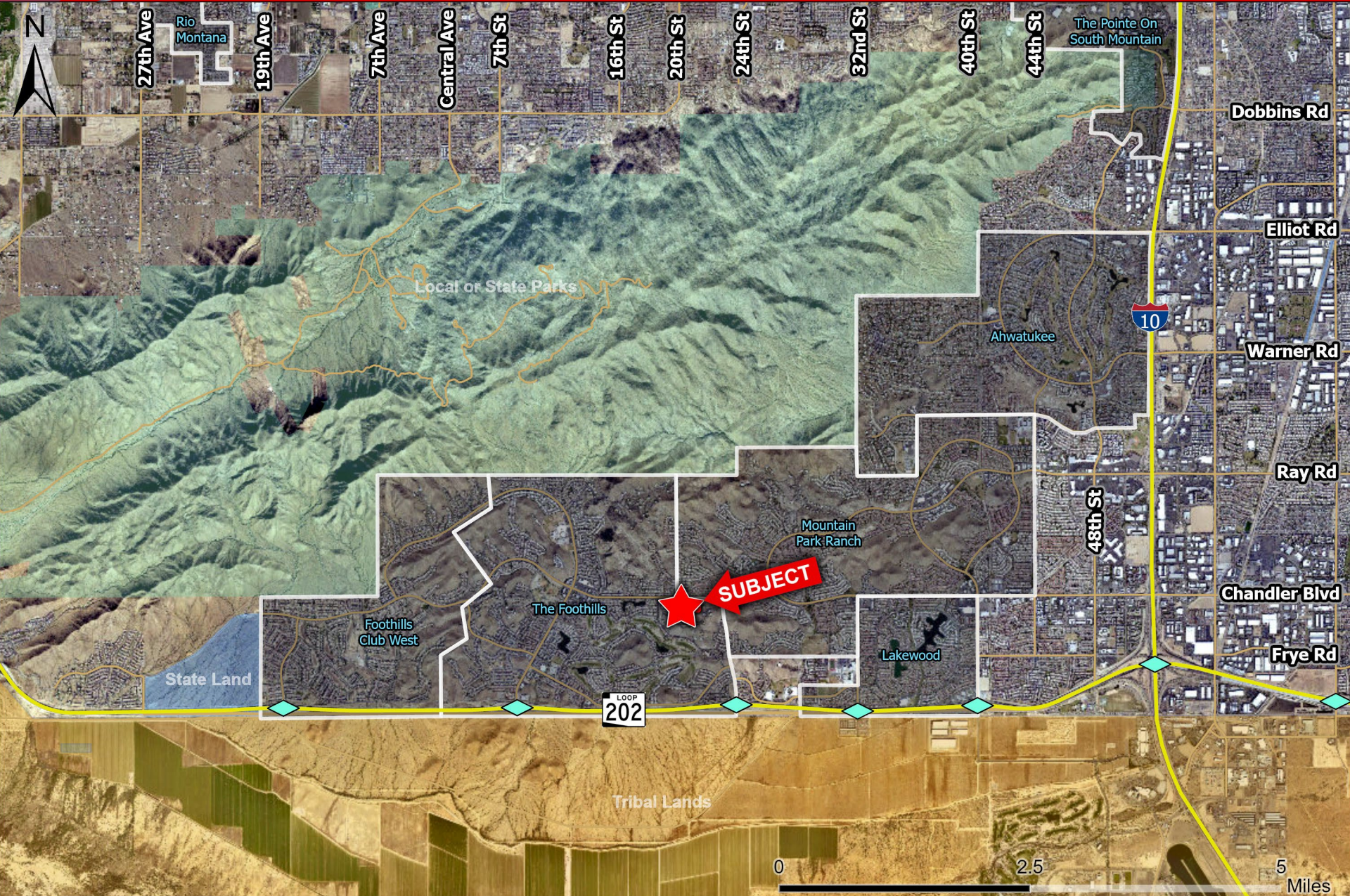
**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)



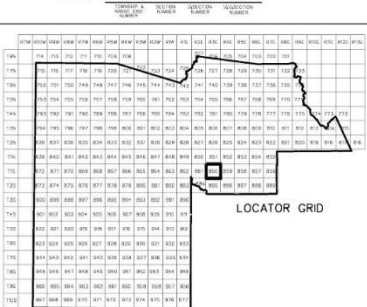




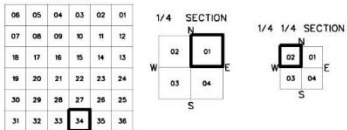
MARICOPA COUNTY  
OFFICIAL PARCEL MAP  
STATE OF ARIZONA

PT. SECTION 34 T01S R03E

MAP ID • 860 - 34 - 01 - 02



SECTION



ASSESSOR BOOKS & MAPS WITHIN THIS AREA

BOOK: 301 MAP: 75  
BOOK: 301 MAP: 78

SUBDIVISIONS

PARCEL 1C AND 37 AT THE FOOTHILLS  
MCR 448-30, 1998 SUB



06-06-2008

MARICOPA COUNTY ASSESSOR'S OFFICE  
301 W. JEFFERSON ST.  
PHOENIX, AZ 85003  
www.maricopa.gov/assessor

**LEGEND:**

- Subdivision Boundary Line
- Subdivision Boundary Corner
- Street Centerline
- Street Centerline Marker
- Section Corner Marker
- Revision Information is Located on a Separate Document
- Indicates change in original boundary
- Parcel Boundary Line
- Parcel Boundary Line
- Parcel Number
- Parcel Boundary Turn

Disclaimer - Indemnification  
Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information contained and hereby expressly disclaims any responsibility for the truth, accuracy, validity, or reliability of any information used in this map and does not warrant or make any representation as to the accuracy of the information contained herein.

