

## **Lot #38: A Private Desert Residence Below the Roadway**

**Subheading:** Moonlight Canyon Lot #38 offers one of the most graceful opportunities in the newest Saguaro Ranch release.

At approximately 57,726 square feet, or 1.33 acres, this homesite provides a generous desert canvas for a custom residence of approximately 3,500 square feet, designed to sit below the roadway and blend into the natural landscape.

The positioning of Lot #38 is one of its strongest features. Because the home is envisioned below the roadway, the residence can feel naturally sheltered, private, and tucked into the desert. This creates a quieter presence from the street while allowing the architecture to open outward toward the surrounding hillside, rock formations, native vegetation, and sunset views.

The conceptual plan shows a residence placed thoughtfully within the lot, with outdoor living areas, a pool, and a driveway that follows the natural relationship between the roadway and the homesite. Rather than imposing a design on the land, Lot #38 invites a home to settle into the terrain. The result is an opportunity for a residence that feels calm, grounded, and deeply connected to place.

As with all Moonlight Canyon homesites, preservation is central to the vision. The plan reflects a 30-foot front setback, 20-foot side setbacks, a 40-foot rear setback, and a maximum disturbance area of 16,000 square feet, excluding the driveway. These standards support the 80/20 rule that helps protect the character of Saguaro Ranch and preserve the surrounding Sonoran Desert for future generations.

Lot #38 is a strong example of conservation as luxury. The desert is not treated as background scenery. It is part of the living experience. Saguaros stand as natural sculptures. Boulders create texture and permanence. Native plants soften the edges between architecture and land. Sunset light moves across the hillside, changing the home's character throughout the day.

A residence on Lot #38 could be designed with shaded patios, expansive glass, warm desert materials, and outdoor spaces that feel intimate rather than exposed. Because the home sits below the roadway, the approach can feel understated, while the experience inside the home can feel expansive, private, and connected to the surrounding canyon.

For buyers seeking a custom homesite with privacy, beauty, and a strong sense of desert stewardship, Moonlight Canyon Lot #38 is a rare opportunity. It reflects the heart of Saguaro Ranch: thoughtful design, protected land, and

the belief that the most meaningful luxury is not found in changing the desert, but in living beautifully within it.

Reach out to [Eddie Escobido](#) with the Agency.