



**\$475,680**

**10003 S ARNOLD RANCH RD, VAIL, AZ 85641, USA**

<https://rehomes.us>

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active

Welcome to your dream 2-story home featuring a captivating open greatroom concept, where the heart of your home seamlessly blends the living, dining, and kitchen areas. Ascend to the second floor to discover the luxurious Owner's Suite alongside two additional bedrooms and a versatile loft area. The stylish kitchen boasts a gas range, granite countertops, [...]



**Marian Soto**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2023  
**Days On Market:** 36  
**County:** Pima  
**Lot Acres:** 0.12 acres  
**Lot Dimensions:** 45x115  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 5175.00 sq ft  
**MLS #:** 22326480  
**Bathrooms Full:** 3  
**List Number Main:** 22326480  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 196SQ20153450534

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features:</b> <b>Pantry:</b> Walk-In
<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> Loft	<b>Kitchen Features:</b> Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

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## Building Details

<b>Lot Features:</b> Cul-De-Sac,East/West Exposure,Subdivided	<b>Garage/Carport Feat:</b> Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2286.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> Two	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> New Construction



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## Miscellaneous

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

**Subdivision Name:** The Vistas At Rincon Knolls  
SQ20153450534

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Low  
Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet,Smart Thermostat

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed  
Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 4

**Tax Code:** 305-97-7760

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

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## Listing Office

**ListingOfficeName:** Mattamy Tucson LLC

**Listing Office Phone:** (520) 297-6850

**Listing Office Address:** 3561 E Sunrise Dr  
Ste 247, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.mattamyhomes.com>

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## Amenities & Features



**Interior Features:** Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Foyer,Low Emissivity Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Water: Other:** Vail Water

**Laundry:** Laundry Room

**Main Cooling:** Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Covered

**Security:** Gated,Prewired,Smoke Detector(s)

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:**  
Gated,Park,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Energy Star Qualified Equipment,Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Window Covering:** None

**Guest Facilities:** None

**Nearby Schools**

**High School:** Vail Dist Opt  
**Elementary School:** Acacia

**Middle School:** Old Vail

**Fees and Taxes**

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$70	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

