



**\$479,146**

**10225 S ROLLING WATER DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

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

The Pearl plan offers two stories of thoughtful living space. A spacious kitchen with Quartz countertops provides a panoramic view of the main floor-overlooking an elegant dining room, a covered patio and a large great room. You'll also enjoy a convenient fourth bedroom and adjacent third bath located off the entryway. Upstairs, an open loft [...]



**Tammy Barney**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 21

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 52'x115'x25'x115'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5980.00 sq ft

**MLS #:** 22327440

**Bathrooms Full:** 3

**List Number Main:** 22327440

**Municipality/Zoning:** Pima County - SP

**Township:** 16

Description

**Legal Description:** Riverwalk at Rancho Del Lago Lot 6

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

**Kitchen Features:** **Countertops:** quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** East/West  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Window Covering: Other:** 2" faux wood blinds

**Main House SqFt:** 2360.00 sq ft

**Stories:** Two

**Fence:** Block

---

## 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:** Rancho Del Lago (1-100)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** RWC

**Assessments:** \$0

**Community:** Rancho Del Lago

**Tax Code:** 305-72-2000

**Property Disclosures:** None

**Road Maintenance:** County

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

**Special Listing Conditions:**  
None

**Co-op Fee:** \$2

**Direction:** S

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age  
Restrictions:** No

**Home Protection: Offered:**  
Yes

**Accessibility Option:** Door  
Levers

**Section:** 4

**Fire Protection:** Included in  
Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired  
Tele Lines

---

## Listing Office



**ListingOfficeName:** Richmond American  
Homes of AZ

**Listing Office Phone:** (480) 624-0224

**Listing Office Address:** 16427 N Scottsdale  
Rd, Suite 300, Scottsdale, AZ 85254

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

**Listing Member Phone:** (520) 498-4105

---

## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Foyer,High Ceilings  
9+,Storage,Walk In Closet(s)

**Exterior Features:** Native Plants

**Sewer:** Connected

**Neighborhood Feature:** Golf,Paved  
Street,Sidewalks,Walking Trail

**Primary Bathroom Features:** Exhaust  
Fan,Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Covered,Patio

**Security:** None

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Gas:** Natural

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

---

## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$24

**Association & Fees: HOA Payment Frequency:**  
Quarterly

