



**10235 S ROLLING WATER DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

The Emerald floor plan shines as brightly as its namesake. A covered entry greets guests and leads past a bedroom, a full bath and a study. Across the foyer, you'll find two additional bedrooms with an adjacent full bath. An airy, open layout showcases the kitchen, the dining room and the great room, which has [...]

**\$455,322**

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



**Tammy Barney**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 2

**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 #:** 22403722

**Bathrooms Full:** 3

**List Number Main:** 22403722

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

**Township:** 16

Description

**Legal Description:** Riverwalk at Rancho Del Lago Lot 5

Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** study

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

**Kitchen Features: Countertops:** quartz

**Kitchen Features: Appliance Color:** Stainless

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

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,Ranch

**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:** 2090.00 sq ft

**Stories:** One

**Fence:** Block

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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:** Riverwalk at Rancho Del Lago

**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

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

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

**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

**Tax Code:** 305-72-1990

**Property Disclosures:** None

**Road Maintenance:** County

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

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## 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

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** None

**Water:** Water Company

**Gas:** Natural

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** None

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2023

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

**Assoc Fees Includes:** Common Area Maint

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

