



\$395,000

10558 S ARIANA DR, VAIL, AZ 85641, USA

<https://rehomes.us>

Rancho del Lago! Nicely appointed, 3-bed, 3-bath home. Vail School District. 2-car garage, low-care landscape, & sparkling pool. FULLY PAID/OWNED SOLAR SYSTEM provides virtually 100% of the electrical needs. Large great room. separate living & dining room combo. Vaulted ceilings. Kitchen boasts built-in appliances, pantry, recessed lighting, cabinets, & a 2-tiered island w/breakfast bar. Downstairs [...]

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



Aric Mokhtarian

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 11

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 43-110-50-110

View: None

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5227.00 sq ft

MLS #: 22409029

Bathrooms Full: 3

List Number Main: 22409029

Municipality/Zoning: Pima County - SP

Township: 16

Description

Legal Description: Rancho Del Lago Block 44 Lot 173

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave

Kitchen Features:
Countertops: Laminate

Kitchen Features: **Appliance Color:** Black

Extra Room: Den

Building Details



Lot Features: Subdivided	Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile, Wood
Basement: No	Construction: Frame - Stucco
Main House SqFt: 2289.00 sq ft	# of Garage Spaces: 2.00
Stories: Two	Style: Contemporary
Fence: Block	Construction Status: Existing

Miscellaneous

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	Special Listing Conditions: None
Subdivision Name: Rancho Del Lago (BLK44)	Co-op Fee: \$3
Landscape - Front: Other: Decorative Gravel,Low Care,Shrubs	Direction: S
Horse Property: No	Horse Facilities: No
Electric: Electric Company: TEP	Landscape - Rear: Other: Decorative Gravel,Low Care
Driveway: Paved: Concrete	Subdivision Restrict: Deed Restrictions: Yes
Subdivision Restrict: Age Restrictions: No	Association & Fees: HOA: Yes
Association & Fees: HOA Name: Rancho Del Lago	Home Protection: Offered: No
Accessibility Option: Door Levers	Assessments: \$0
Section: 9	Community: Rancho Del Lago
Fire Protection: Included in Taxes	Tax Code: 305-05-8410
Range: 16.00	Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure
Road Type: Paved	Road Maintenance: HOA
Technology: Tile, Cable TV,High Speed Internet,Telephone	Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: KMS Realty

Listing Office Phone: (520) 612-1700

Listing Office Address: 5225 E Pima St, Tucson, AZ 85712

Listing Member Phone: (520) 271-6690

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

Neighborhood Feature: Paved Street,Sidewalks

Electric: Solar PV System

Primary Bathroom Features: Double Vanity,Separate Shower(s),Soaking Tub

Fireplace Location: **Other:** None

Pool: Conventional: Yes

Assoc Amenities: None

Laundry: Gas Dryer Hookup,Laundry Room

Fireplace: None

Main Cooling: Ceiling Fans,Central Air

Main Heating: Forced Air,Natural Gas

Patio/Deck: Covered,Gazebo,Patio

Security: Smoke Detector(s)

Spa: None, None

Water: City

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Acacia

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint

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

Association & Fees: HOA Payment Frequency: Quarterly

