



**\$415,000**

## **10558 S ARIANA DR, VAIL, AZ 85641, USA**

<https://rehomes.us>

Welcome home! Nicely appointed, 3-bed, 3-bath home in Rancho Del Lago located in the coveted 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, [...]

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



**Aric Mokhtarian**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 6

**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 #:** 22318499

**Bathrooms Full:** 3

**List Number Main:** 22318499

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

**Township:** 16

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## Description

**Legal Description:** Rancho Del Lago Block 44 Lot 173

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## 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

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## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile, Wood
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2289.00 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> Existing

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## Miscellaneous

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

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## Listing Office



**ListingOfficeName:** KMS Realty

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

**Listing Office Phone:** (520) 612-1700

**Listing Member Phone:** (520) 271-6690

**Amenities & Features**

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

**Neighborhood Feature:** Paved Street,Sidewalks

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

**Pool: Conventional:** Yes

**Laundry:** Gas Dryer Hookup,Laundry Room

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Gazebo,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Nearby Schools**

**High School:** Cienega

**Elementary School:** Acacia

**Middle School:** Old Vail

**Fees and Taxes**

**Tax Year:** 2022

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

**Assoc Fees Includes:** Common Area Maint

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

