



\$425,000

**10763 S BLACK CACTUS TRAIL, VAIL, AZ
85641, USA**

<https://rehomes.us>

Gated Wingview at Rancho Del Lago, near scenic Golf! \$51,000 in recent upgrades. 2 Newer HVAC units. Oversized Garage w/ Cabinets! Stunning porcelain flooring throughout. Quality Pepper Viner built stunner features a showplace Living Area with eye-catching windows to a spacious covered Patio/Outdoor Living. Cook like a Gourmet, in the Kitchen with Granite Island, Double [...]

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



Kat Tyree



Basics

Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2003

Days On Market: 3

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: unknown

View: Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 8712.00 sq ft

MLS #: 22320471

Bathrooms Full: 2

List Number Main: 22320471

Municipality/Zoning: Pima County - SP

Township: 16

Description

Legal Description: Rancho Del Lago Lot 395

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area,Great Room

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Island,Microwave,Refrigerator

Kitchen Features:

Countertops: Granite

Kitchen Features:

Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: Borders Common Area,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Ceramic Tile

Floor Covering: Other: Porcelain Tile

Main House SqFt: 2242.00 sq ft

Stories: One

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 (389-465)

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Trees

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Wingview; RDL

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Del Lago

Tax Code: 305-04-4230

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 602-957-9191

Accessibility Option: Door Levers

Section: 10

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Built-Up, Alarm System,Cable TV,High Speed Internet



Listing Office

ListingOfficeName: My Home Group Real Estate

Listing Office Phone: (480)
685-2760

Listing Office Address: 2910 N Swan Rd Suite 204,
Tucson, AZ 85712

Listing Member Phone: (520)
730-5540

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Air Purifier,Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Storage,Walk In Closet(s)

Sewer: Connected

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

Main Cooling: Other: 2 Newer HVAC units

Patio/Deck: Other: Fireplace

Assoc Amenities: Pool,Spa/Hot Tub

Green Features: Air Quality

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Native Plants

Neighborhood Feature: Gated,Golf,Paved Street,Pool,Sidewalks,Spa

Fireplace Location: Other: Family Room,Patio

Water: Other: Vail Water

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Fireplace: Gas,Wood Burning

Main Heating: Forced Air,Natural Gas

Security: Alarm Installed,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools



High School: Vail Dist Opt
Elementary School: Ocotillo Ridge

Middle School: Old Vail

Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Street Maint
Association & Fees: HOA Amt (Monthly): \$114	Association & Fees: HOA Payment Frequency: Quarterly

