



**\$365,000**

**11248 E LESLIE SHIPLEY WAY, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

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

Beautiful 2-story property in Mountain Vail Reserve, Tucson is the one! Upon arrival, you'll be greeted by a 2-car garage w/ new epoxy floors, front patio & a nice landscaping w/ deco rock & shrubs. Be stunned by the open floor plan interior showcasing sandstone-look tile floorings, new carpet t/out upstairs, fresh earth palette inside [...]



**Kyle Mokhtarian**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2018

**Days On Market:** 35

**County:** Pima

**Lot Acres:** 0.08 acres

**Lot Dimensions:** 40 x 90

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 3600.00 sq ft

**MLS #:** 22311566

**Bathrooms Full:** 2

**List Number Main:** 22311566

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** MOUNTAIN VAIL RESERVE LOT 33SQ20170970629

Rooms

**Sauna Level:** Vail

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

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

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

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Loft

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
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2010.00 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> Mountain Vail Reserve	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Decorative Gravel,Shrubs,Trees	<b>Direction:</b> E
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> 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>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> None
<b>Assessments:</b> \$0	<b>Section:</b> 31
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 205-94-6360
<b>Range:</b> 16.00	<b>Property Disclosures:</b> Military Airport Vcty,Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> City
<b>Technology:</b> Tile, None	<b>Terms:</b> Cash,Conventional,FHA,VA

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## Listing Office



**ListingOfficeName:** KMS Realty

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

**Listing Office Phone:** (520) 603-2505

**Listing Member Phone:** (520) 595-1120

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s)

**Neighborhood Feature:** Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

## Nearby Schools

**High School:** Empire

**Elementary School:** Esmond Station K-8

**Middle School:** Esmond Station K-8

## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$30

**Assoc Fees Includes:** Common Area Maint

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

