



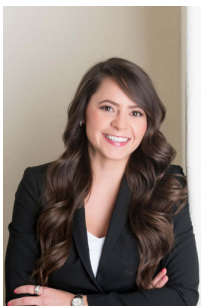
**\$447,500**

**11324 GRANITE GULCH WAY, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

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

Welcome to your dream home with picturesque sunrise views and a serene backdrop of lush common area. This stunning property boasts modern elegance and thoughtful design, offering a harmonious blend of comfort and sophistication. Step inside to discover a spacious great room illuminated by natural light, perfect for gathering with loved ones or unwinding after a [...]



**Sabrena Corwin**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Days On Market:** 29

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 50 x 127.93 x 50 x 130

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6483.00 sq ft

**MLS #:** 22411450

**Bathrooms Full:** 2

**List Number Main:** 22411450

**Municipality/Zoning:** Tucson - R1

**Township:** 15

Description

**Legal Description:** MOUNTAIN VAIL ESTATES PART G LOT 94SQ20160820511

Rooms

**Sauna Level:** Vail

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

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

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

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

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2275.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Garage Keypad, Attached Garage/Carport,Electric Door Opener,Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**Construction Status:** Existing

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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:** Mountain Vail Estates (1-135)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-

**Accessibility Option:** Door Levers,None

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,High Speed Internet,Smart Panel,Smart Thermostat

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** First Service Reside

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-94-6000

**Property Disclosures:** Military Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

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

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## Listing Office



**ListingOfficeName:** OMNI Homes  
International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 7445 N Oracle Rd  
Suite 201, Tucson, AZ 85704

**Listing Office Url:**  
<http://omnihomesinternational.com>

**Listing Member Phone:** (520) 975-0011

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## Amenities & Features

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

**Sewer:** Connected

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

**Electric:** Solar PV System

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Covered,Patio,Paver,Slab

**Pool:** None

**Security:** Alarm Installed,Security Lights

**Spa:** None, None

**Water:** City

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Empire

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

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

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$50

**Assoc Fees Includes:** Common Area Maint

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

