



**\$379,000**

**11446 GRANITE GULCH WAY, TUCSON, AZ  
85747, USA**

<https://rehomes.us>

Almost Brand New! This immaculate 3-bed, 2-bath home is nestled amidst scenic mountain views. The great room showcases high ceilings, efficient recessed lighting, a soothing palette, and attractive wood-look flooring. The kitchen features sleek granite counters, ample cabinetry with crown moulding, stainless steel appliances, a tasteful tile backsplash, a walk-in pantry, and an island with [...]

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



**Erica Hoffman**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 6

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 50-115-50-115

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5750.00 sq ft

**MLS #:** 22407166

**Bathrooms Full:** 2

**List Number Main:** 22407166

**Municipality/Zoning:** Tucson - R1

**Township:** 15

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## Description

**Legal Description:** Mountain Vail Estates Part G Lot 59 Sq20160820511

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Walk-In

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

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

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** North/South  
Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1810.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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,Shrubs,Trees

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial  
Turf,Decorative Gravel,Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 31

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet,Telephone

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:**  
No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-94-5650

**Property Disclosures:** Insurance Claims  
History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

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

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## Listing Office



**ListingOfficeName:** eXp Realty

**Listing Office Phone:** (888) 897-7821

**Listing Office Address:** One South Church Ave, # 1200, Tucson, AZ 85701

**Listing Office Url:**  
<http://https://www.exprealty.com>

**Listing Member Phone:** (520) 245-7438

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## Amenities & Features

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

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

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**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:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Empire

**Middle School:** Rincon Vista

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

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$35

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

