



**\$418,000**

## **11937 RYSCOTT CIR, VAIL, AZ 85641, USA**

<https://rehomes.us>

Welcome to your new home in the coveted Vail School District! This spacious and well maintained 4 bed, 2 bath home offers the perfect blend of comfort, style, and functionality. This home boasts generously sized bedrooms, providing plenty of room for your family and guests. The open-concept layout ensures that everyone has their own space [...]

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



**Cassandra Phalen**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2021  
**Days On Market:** 8  
**County:** Pima  
**Lot Acres:** 0.14 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 6082.00 sq ft  
**MLS #:** 22320223  
**Bathrooms Full:** 2  
**List Number Main:** 22320223  
**Municipality/Zoning:** Pima County - CR5  
**Township:** 16

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## Description

**Legal Description:** MAC 25 SQ20191050576 LOT 48

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## Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** quartz

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

**Extra Room:** None

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## Building Details



**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1878.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,Extended Length

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Mac 25

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

**Horse Property:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-623-2324

**Accessibility Option:** None

**Section:** 5

**Tax Code:** 305-07-2560

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Seasons at Old Vail5

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, None

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 18745 S I-19 Frontage Rd Ste A, Green Valley, AZ 85614

**Listing Member Phone:** (520) 488-9352

**Listing Office Phone:** (520) 428-0444

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Neighborhood Feature:** Paved Street

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Green Features:** Solar

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

**Patio/Deck:** Covered,Patio

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Civano Middle School

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





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$31

**Assoc Fees Includes:** Common Area Maint

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

