



**\$399,000**

## **11940 RYSCOTT CIR, VAIL, AZ 85641, USA**

<https://rehomes.us>

This low-maintenance, 3-bed, 2-bath turnkey home in Vail is close to new shopping options, entertainment, I10, and Vail's esteemed School District! It has great curb appeal, a low-maintenance desert landscape, a deep 2-car garage w/whole house water softener, and breathtaking mountain views! It's situated on a lot with only one neighbor to the East and [...]

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



**Alexander Kairoff**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 41

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5410.00 sq ft

**MLS #:** 22410869

**Bathrooms Full:** 2

**List Number Main:** 22410869

**Municipality/Zoning:** Pima County - CR5

**Township:** 16

## Description

**Legal Description:** DIST:VAIL CITY/MUNI?TWP:CIENEGA HIGH SCHOOL SEC/TWN/RNG/MER:SEC 05 TWN 16S RNG 16E MAC 25 SQ20191050576 LOT 27

## Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Hookup Available,Gas Range,Island,Refrigerator

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

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

**Extra Room:** None

## Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1590.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco,Stucco Finish

**# 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

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 5

**Tax Code:** 305-07-2350

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Homepath Mortgage,Submit,VA

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 1650 E River Rd., Suite 202,  
Tucson, AZ 85718

**Listing Office Phone:** (520)  
544-2335

**Listing Member Phone:** (520)  
576-8281

**Amenities & Features**

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,ENERGY STAR Qualified Windows,High  
Ceilings 9+,Split Bedroom Plan,Walk In  
Closet(s),Water Softener

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

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**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,Exhaust Fan,Shower & Tub

**Pool: Conventional:** No

**Laundry:** Dryer,Gas Dryer Hookup,Washer

**Main Cooling:** Central Air

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Nearby Schools**

**High School:** Vail High School

**Elementary School:** Acacia

**Middle School:** Rincon Vista

**Fees and Taxes**

**Tax Year:** 2023

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

**Assoc Fees Includes:** Street Maint

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

