



**\$389,457**

## 11966 E CHAMROD DR, VAIL, AZ 85641, USA

<https://rehomes.us>

This two-story home features a 9-ft. ceiling height at the first floor and wood-look porcelain tile flooring throughout. The spacious great room leads to a covered back patio facing natural desert. The stylish kitchen showcases granite countertops, white 42" upper cabinets, an island, walk-in pantry, and Whirlpool(r) stainless steel appliances. Upstairs, the loft offers space [...]

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



**Frank Evans**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.09 acres

**Lot Dimensions:** irregular

**View:** Desert,Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4025.00 sq ft

**MLS #:** 22412404

**Bathrooms Full:** 2

**List Number Main:** 22412404

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

**Township:** 16

Description

**Legal Description:** FOUNDERS RIDGE SQ20222310042 LOT 31

Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Great Room

**Kitchen Features:** Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** granite

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

**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
<b>Basement:</b> No	<b>Floor Covering: Other:</b> porcelain tile
<b>Window Covering: Other:</b> cordless blinds	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1768.00 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> New Construction

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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> Public Report
<b>Subdivision Name:</b> N/A	<b>Co-op Fee:</b> \$2
<b>Landscape - Front: Other:</b> Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip	<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> None
<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> Yes	<b>Home Protection: Plan By:</b> builder
<b>Accessibility Option:</b> Door Levers	<b>Assessments:</b> \$0
<b>Section:</b> 8	<b>Community:</b> None
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 305-08-7110
<b>Range:</b> 16.00	<b>Property Disclosures:</b> Other
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> HOA
<b>Technology:</b> Tile, Smart Panel,Smart Thermostat	<b>Terms:</b> Cash,Conventional,Exchange,FHA,VA

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## Listing Office



**ListingOfficeName:** KB HOME Sales-Tucson Inc.

**Listing Office Phone:** (520) 275-8215

**Listing Office Address:** 3501 E. Speedway, Suite 101, Tucson, AZ 85716

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

**Listing Member Phone:** (520) 370-2321

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## Amenities & Features

**Interior Features:** Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Gas:** Natural

**Exterior Features:** None

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

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Acacia

**Middle School:** Old Vail

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$42

**Assoc Fees Includes:** Common Area Maint

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

