



**\$428,823**

**12048 E BOHLMAN DR, VAIL, AZ 85641, USA**

<https://rehomes.us>

The ranch-style Sunstone home showcases an airy, open layout, centered around a spacious great room and large kitchen with a quartz center island. The luxurious owner's suite features two walk-in closets as well as an attached bathroom with double sinks and quartz countertop. Three additional bedrooms and a teen room round out this exceptional home! [...]

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



**Tammy Barney**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 45' x 136' x 45' x 136'

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 6162.00 sq ft

**MLS #:** 22401825

**Bathrooms Full:** 3

**List Number Main:** 22401825

**Municipality/Zoning:** Tucson - R1

**Township:** 16

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## Description

**Legal Description:** Seasons at Old Vail SQ20203240071 Lot 138

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## Rooms

**Sauna Level:** Vail

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

**Extra Room: Other:** study

**Kitchen Features:** Dishwasher,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**

**Countertops:** quartz

**Kitchen Features: Appliance Color:** Stainless

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

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## Building Details



**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Ranch

**Construction Status:** New Construction

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

**Floor covering:** Carpet, Ceramic Tile

**Window Covering: Other:** faux wood blinds

**Main House SqFt:** 1862.00 sq ft

**Stories:** One

**Fence:** Block

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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,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** RWC

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Pre-Wired Tele Lines

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** E

**Horse Facilities:** No

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 6

**Tax Code:** 305-07-4540

**Property Disclosures:** None

**Road Maintenance:** County

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

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## Listing Office



**ListingOfficeName:** Richmond American  
Homes of AZ

**Listing Office Phone:** (480) 624-0224

**Listing Office Address:** 16427 N Scottsdale  
Rd, Suite 300, Scottsdale, AZ 85254

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

**Listing Member Phone:** (520) 498-4105

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## Amenities & Features

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

**Exterior Features:** Native Plants

**Sewer:** Connected

**Neighborhood Feature:**  
Park,Sidewalks

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** Park

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

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Forced Air

**Patio/Deck:** Covered,Patio

**Security:** None

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

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

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

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint

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

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

