



\$326,295

12254 E PATRICIA ANN DR, VAIL, AZ 85641, USA

<https://rehomes.us>

Brand new Subdivision. Charming floorplan. The kitchen has a spacious island with white cabinets, granite countertops, gas stainless range, built in microwave, corner pantry and LED lighting. Also 18x18 tile everywhere but bedrooms, dual vanities in the primary bath, 9' ceilings, covered patio, tankless gas water heater and lots more.

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



John Rocco

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2023

Days On Market: 13

County: Pima

Lot Acres: 0.11 acres

Lot Dimensions: 40 X 120

View: Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 4800.00 sq ft

MLS #: 22319920

Bathrooms Full: 2

List Number Main: 22319920

Municipality/Zoning: Vail - CR5

Township: 16

Description

Legal Description: Hanson Ridge II SQ20220270051 Lot 93Excludes Mineral Rights Below 30-FT

Rooms

Sauna Level: Vail

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

Dining Areas: Dining Area

Kitchen Features: Gas Range

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: 1331.00 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: 2.00

Style: Contemporary

Construction Status: New Construction



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: Hanson Ridge

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

Horse Property: No

Builder/New Constr.: Builder Warranty: 10 year

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: Yes

Assessments: \$0

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Tile, Cable TV,Smart Panel,Smart Thermostat

Special Listing Conditions: Public Report

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$140

Accessibility Option: None

Section: 8

Tax Code: 305-790-930

Property Disclosures: None

Road Maintenance: County

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: DRH Properties Inc.

Listing Office Address: 6875 N Oracle Road, Suite 125, Tucson, AZ 85704

Listing Member Phone: (520) 304-5369

Listing Office Phone: (520) 790-6005

Listing Office Url: <http://www.tucson.drhorton.com>

Amenities & Features



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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Low Flow Showerhead,Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Tankless Water Htr

Gas: Natural

Exterior Features: None

Neighborhood Feature: Park

Fireplace Location: Other: None

Laundry: Electric Dryer Hookup,Laundry Room

Main Cooling: Ceiling Fans Pre-Wired,Central Air

Patio/Deck: Covered,Patio

Security: Smoke Detector(s)

Water: Water Company

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Acacia

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$23

Association & Fees: HOA Payment Frequency: Quarterly

