



## 12138 E AVA LYNN DR, VAIL, AZ 85641, USA

<https://rehomes.us>

Brand new Subdivision. Completion early 2024. Great 2 story floorplan with 4 bedrooms and a game room upstairs. The kitchen has a spacious island with white cabinets, granite countertops, stainless gas range, built in microwave, corner pantry and LED lighting. Also 18x18 tile everywhere on the first level, dual vanities in the primary bath, along with [...]



**Michele Durco Ahern**

### Basics

**\$348,080**

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



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3.00 baths	<b>Lot size:</b> 4800.00 sq ft
<b>Year built:</b> 2024	<b>MLS #:</b> 22402588
<b>Bathrooms Full:</b> 2	<b>County:</b> Pima
<b>List Number Main:</b> 22402588	<b>Lot Acres:</b> 0.11 acres
<b>Municipality/Zoning:</b> Vail - CR5	<b>Lot Dimensions:</b> 40X120
<b>Township:</b> 16	<b>View:</b> Residential

**Description**

**Legal Description:** WEISSMAN RIDGE SQ20220270051 LOT 19EXC MINERAL RIGHTS BELOW 30-FT

**Rooms**

<b>Sauna Level:</b> Vail	<b>Kitchen Features: Countertops:</b> Granite
<b>Kitchen Features: Pantry:</b> Walk-In	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Dining Area	<b>Extra Room:</b> Rec Room
<b>Kitchen Features:</b> Gas Range	

**Building Details**

<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2264.00 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

**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 Maintenance:** County

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

**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:** 305-79-0190

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** DRH Properties Inc.

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

**Listing Member Phone:** (520) 214-0226

**Listing Office Phone:** (520) 790-6005

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

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## Amenities & Features



**Interior Features:** Dual Pane Windows,ENERGY STAR Qualified Windows,High Ceilings 9+,Low Emissivity Windows,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

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## Nearby Schools

**High School:** Cienega

**Elementary School:** Acacia

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2024

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

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

