



\$724,000

**12640 N LAUTERBRUNNEN LN, ORO VALLEY,
AZ 85755, USA**

<https://rehomes.us>

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

Newer, open-floor (Barletta floorplan) home located in the Valley Vista subdivision of Rancho Vistoso in the heart of Oro Valley, Arizona. At 2045sq ft, this split bedroom floorplan has plenty of space. Boasting 3 bedrooms, 2 bathrooms, and an additional front flex room fit for an office study, exercise, or teen room. Kitchen features include: [...]



Jill Warren McKenna

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2021

Days On Market: 14

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: Irregular

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6011.00 sq ft

MLS #: 22312942

Bathrooms Full: 2

List Number Main: 22312942

Municipality/Zoning: Oro Valley - PAD

Township: 11

Description

Legal Description: RANCHO VISTOSO VALLEY VISTA SQ20193310033 LOT 34

Rooms

Sauna Level: Amphitheater

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features: **Countertops:** granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: Adjacent to Wash,Subdivided
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 2045.00 sq ft
Stories: One
Fence: Block

Garage/Carport Feat: Attached Garage/Carport
Floor covering: Carpet, Ceramic Tile
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Contemporary
Construction Status: Existing

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: Rancho Vistoso Valley Vista

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Vistoso

Tax Code: 219-48-0340

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,Exchange,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 31

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet,Pre-Wired Srnd Snd

Listing Office



ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 2890 E Skyline Dr #250,
Tucson, AZ 85718

Listing Member Phone: (520) 306-6601

Listing Office Phone: (520) 577-7433

Listing Office Url:
<http://www.azmoves.com>

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Entertainment Center Built-In,High Ceilings
9+,Split Bedroom Plan,Walk In Closet(s)

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: Park

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Energy Star Qualified Water
Heater,Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: Dryer,Gas Dryer
Hookup,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Security: None

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Ironwood Ridge

Elementary School: Painted Sky

Middle School: Coronado K-8





Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$29

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

