



\$980,000

**12696 N LAUTERBRUNNEN LN, ORO VALLEY,
AZ 85755, USA**

<https://rehomes.us>

Welcome to your dream home in the sought-after Valley Vista community of Oro Valley! With a serene ambiance and meticulous attention to detail, this property is the epitome of comfortable living. Upon entering the home, you'll be greeted by an open and inviting floor plan that seamlessly flows from room to room. The living area [...]

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



Angela Kuzma

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2022

Days On Market: 28

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

View: Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7490.00 sq ft

MLS #: 22322884

Bathrooms Full: 3

List Number Main: 22322884

Municipality/Zoning: Oro Valley - PAD

Township: 11

Description

Legal Description: RANCHO VISTOSO VALLEY VISTA SQ20193310033 LOT 41

Rooms

Sauna Level: Amphitheater

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Reverse Osmosis

Kitchen Features: Countertops: Quartz

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: East/West
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2922.00 sq ft

Stories: One

Fence: View Fence

Garage/Carport Feat: Attached
Garage/Carport

Floor covering: 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,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: Rancho Vistoso

Tax Code: 219-48-0410

Property Disclosures: Insurance Claims History
Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,FHA,VA

Special Listing Conditions:
None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other:
Artificial Turf,Low Care

**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, None

Listing Office



ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 2102 N Country Club Building #9, Tucson, AZ 85716

Listing Office Phone: (520) 225-0020

Listing Member Phone: (520) 225-0020

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Softener

Neighborhood Feature: Jogging/Bike Path,Park,Paved Street,Sidewalks,Walking Trail

Fireplace Location: Other: Patio

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Separate Shower(s),Soaking Tub

Pool: Conventional: Yes

Fireplace: Gas

Main Heating: Forced Air

Security: Alarm Installed,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: Quarters

Nearby Schools

High School: Ironwood Ridge

Elementary School: Painted Sky

Middle School: Coronado K-8

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Payment Frequency: Quarterly

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

