



12740 E LIGHTNING RANCH LN, VAIL, AZ 85641, USA

<https://rehomes.us>

Copper plan with Spanish elevation. This thoughtfully designed layout includes 3 bedrooms, Den, 2 full baths and spacious greatroom. The Owner's suite is a retreat with a generously sized walk-in closet, a beautifully tiled walk-in shower, and a vanity with twin sinks. The modern kitchen is equipped with a gas range, refrigerator, center island and [...]

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



Marian Soto

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2024

Days On Market: 6

County: Pima

Lot Acres: 0.12 acres

Lot Dimensions: 45x115

View: Mountains,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 5175.00 sq ft

MLS #: 22412919

Bathrooms Full: 2

List Number Main: 22412919

Municipality/Zoning: Vail - CR5

Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 199SQ20153450534

Rooms

Sauna Level: Vail

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

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: **Appliance Color:** Stainless

Kitchen Features: Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

Extra Room: Den

Building Details



Lot Features: North/South Exposure,Subdivided
of Carport Spaces: 0.00
Basement: No
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Contemporary
Construction Status: New Construction

Garage/Carport Feat: Epoxy floor coating,
Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Window Covering: Other: Faux wood blinds

Main House SqFt: 1815.00 sq ft

Stories: One

Fence: Block

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: The Vistas At Rincon Knolls
SQ20153450534

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Plan By: Builder

Assessments: \$0

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed
Internet,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: None

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: Yes

Accessibility Option: Door Levers

Section: 4

Tax Code: 305-97-7790

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Mattamy Tucson LLC

Listing Office Phone: (520) 297-6850

Listing Office Address: 3561 E Sunrise Dr Ste 247, Tucson, AZ 85718

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

Amenities & Features

Interior Features: Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Foyer,Low Emissivity Windows,Split Bedroom Plan

Exterior Features: None

Sewer: Connected

Neighborhood Feature: Gated,Park,Sidewalks

Primary Bathroom Features: Shower Only

Fireplace Location: Other: None

Water: Other: Vail Water

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Fireplace: None

Main Cooling: Central Air,ENERGY STAR Qualified Equipment

Main Heating: Energy Star Qualified Equipment,Forced Air,Natural Gas

Patio/Deck: Covered

Pool: None

Security: Gated,Prewired,Smoke Detector(s)

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Middle School: Old Vail

Elementary School: Acacia

Fees and Taxes

Tax Year: 2024

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Amt (Monthly): \$70

Association & Fees: HOA Payment Frequency: Quarterly

