



**\$631,191**

**12763 E TORTOISE POINTE DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Forest floorplan, 2.769sf. 4BD / 3.5 baths/3-car garage.

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



**Marian Soto**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4.00 baths  
**Year built:** 2023  
**Days On Market:** 111  
**County:** Pima  
**Lot Acres:** 0.23 acres  
**Lot Dimensions:** irregular  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 9935.00 sq ft  
**MLS #:** 22305354  
**Bathrooms Full:** 3  
**List Number Main:** 22305354  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 271SQ20153450534

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features:</b> <b>Pantry:</b> Walk-In
<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Dishwasher,Electric Range,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave

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## Building Details

<b>Lot Features:</b> Cul-De-Sac,Subdivided	<b>Garage/Carport Feat:</b> 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> 2769.00 sq ft	<b># of Garage Spaces:</b> 3.00
<b>Stories:</b> One	<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:** N/A

**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

**Community:** None

**Tax Code:** 305-97-8510

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

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

**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

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Mattamy Tucson LLC

**Listing Office Address:** 3561 E. Sunrise Dr., Suite 247, Tucson, AZ 85718

**Listing Office Phone:** (520) 297-6850

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

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## Amenities & Features



**Interior Features:** Energy Star  
Qualified,ENERGY STAR Qualified  
Windows,Foyer,Low Emissivity Windows,Walk In  
Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Water: Other:** Vail Water

**Laundry:** Laundry Room

**Main Cooling:** Central Air,ENERGY STAR  
Qualified Equipment

**Patio/Deck:** Covered

**Security:** Gated,Prewired,Smoke Detector(s)

**Water Heater:** Tankless Water Htr

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball  
Court,Gated,Park,Sidewalks

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Desert Sky

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2023

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

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

