



\$576,631

**12796 E TORTOISE CANYON PL, VAIL, AZ
85641, USA**

<https://rehomes.us>

Charming 1-story Hunter plan with Midcentury Modern elevation features open Greatroom/Kitchen/Dining area which open to covered back patio with a 12' centered sliding glass door. Gourmet kitchen has granite counters, gas cooktop, built-in microwave/oven, cushion close doors, Pots & Pans drawers and walk-in pantry. Owner's suite has huge walk-in closet, walk-in shower, spacious vanity with [...]

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



Marian Soto

Basics



Category: Residential
Status: Active
Bathrooms: 3.00 baths
Year built: 2023
Days On Market: 35
County: Pima
Lot Acres: 0.19 acres
Lot Dimensions: 65x125
View: Mountains,Residential

Type: Single Family Residence
Bedrooms: 3 beds
Lot size: 8469.00 sq ft
MLS #: 22311402
Bathrooms Full: 3
List Number Main: 22311402
Municipality/Zoning: Vail - CR5
Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 285SQ20153450534

Rooms

Sauna Level: Vail	Kitchen Features: Pantry: Walk-In
Kitchen Features: Appliance Color: Stainless	Extra Room: Other: Flex room
Dining Areas: Breakfast Bar,Dining Area	Kitchen Features: Dishwasher,Electric Oven,Electric Range,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave

Building Details

Lot Features: Cul-De-Sac,Subdivided	Garage/Carport Feat: Electric Door Opener
# of Carport Spaces: 0.00	Floor covering: Carpet
Basement: No	Floor Covering: Other: tile
Construction: Frame - Stucco	Main House SqFt: 2559.00 sq ft
# of Garage Spaces: 3.00	Stories: One
Style: Contemporary	Fence: Block
Construction Status: New Construction	



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: 305-97-8650

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

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>

Amenities & Features



Interior Features: Energy Star
Qualified,ENERGY STAR Qualified
Windows,Foyer,High Ceilings 9+,Low
Emissivity Windows,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Basketball
Court,Gated,Park,Sidewalks

Fireplace Location: Other: None

Laundry: Laundry Room

Main Cooling: Central Air

Patio/Deck: Covered

Security: Gated,Prewired,Smoke Detector(s)

Water: City

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Middle School: Desert Sky

Elementary School: Ocotillo Ridge

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

