



\$414,786

**12752 E LIGHTNING RANCH LN, VAIL, AZ
85641, USA**

<https://rehomes.us>

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

This popular Copper plan features 2 bedrooms, flex room and a 2-car garage. The owner's suite offers a spacious walk-in closet, tiled walk-in shower, and twin sinks. The Gourmet kitchen includes a gas cooktop, micro/oven combo, center island and a walk-in pantry. Enjoy indoor-outdoor living with a covered patio with a gas BBQ stub-out.



Marian Soto

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 2024
Bathrooms Full: 2
List Number Main: 22402546
Municipality/Zoning: Vail - CR5
Township: 16

Type: Single Family Residence
Bedrooms: 2 beds
Lot size: 5175.00 sq ft
MLS #: 22402546
County: Pima
Lot Acres: 0.12 acres
Lot Dimensions: irregular
View: Mountains,Residential

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 198SQ20153450534

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,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave

Building Details

Lot Features: Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1681.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

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: 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: 305-97-7780

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Mattamy Tucson LLC

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

Listing Office Phone: (520) 297-6850

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,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: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: 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

Nearby Schools

High School: Vail Dist Opt
Elementary School: Acacia

Middle School: Old Vail

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

