



**\$660,818**

**12800 E TORTOISE CANYON PL, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Gorgeous Mint plan features Spanish elevation. Beautiful open plan offers huge greatroom area, dining room, Teen or media room and spacious 4-car tandem 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:** 35  
**County:** Pima  
**Lot Acres:** 0.19 acres  
**Lot Dimensions:** 59x125  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 8127.00 sq ft  
**MLS #:** 22311407  
**Bathrooms Full:** 3  
**List Number Main:** 22311407  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 284SQ20153450534

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features: Pantry:</b> Walk-In
<b>Kitchen Features:</b>	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Appliance Color:</b> Stainless	
<b>Extra Room:</b> Media	<b>Kitchen Features:</b> Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave

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## Building Details



**Lot Features:** Cul-De-Sac,Subdivided

**Garage/Carport Feat:** Electric Door Opener,Tandem Garage

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet

**Basement:** No

**Floor Covering: Other:** tile

**Construction:** Frame - Stucco

**Main House SqFt:** 3056.00 sq ft

**# of Garage Spaces:** 4.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block

**Construction Status:** 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.

**Special Listing Conditions:** None

**Subdivision Name:** N/A

**Co-op Fee:** \$3

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

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** None

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** Builder

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Section:** 4

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-97-8640

**Range:** 16.00

**Property Disclosures:** Unknown

**Road Type:** Paved

**Road Maintenance:** HOA

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

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

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## Listing Office



**ListingOfficeName:** Mattamy Tucson LLC

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

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

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

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## Amenities & Features

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

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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

