



**\$599,800**

**12781 E TORTOISE POINTE DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

1-Story Forest plan with Spanish elevation is the perfect blend of style and functionality. The foyer invites you in with its coffered ceiling, creating an atmosphere of sophistication and charm. As you continue into the heart of the home, you'll find an upgraded gourmet kitchen that will inspire your inner chef. With its granite countertops, [...]

- 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:** 22  
**County:** Pima  
**Lot Acres:** 0.19 acres  
**Lot Dimensions:** 65x125  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 8126.00 sq ft  
**MLS #:** 22325210  
**Bathrooms Full:** 3  
**List Number Main:** 22325210  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 273 SQ20153450534

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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:** 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:** 305-97-8530

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

**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  
Ste 247, Tucson, AZ 85718

**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

**Elementary School:** Acacia

**Middle School:** Old Vail

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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

