



\$648,816

**12797 E TORTOISE POINTE DR, VAIL, AZ
85641, USA**

<https://rehomes.us>

Gorgeous Mint plan with Desert Modern elevation. This exquisite home showcases 4 generously-sized bedrooms & 3.5 stylish baths. Coffered ceiling at foyer adds elegance & charm. Upgraded gourmet kitchen is a true masterpiece, featuring Refrigerator, 36" gas cooktop & beautiful granite countertops. The open floor plan is perfect for entertaining, with a 12' centered sliding [...]

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



Marian Soto

Basics



Category: Residential
Status: Active
Bathrooms: 4.00 baths
Year built: 2023
Days On Market: 4
County: Pima
Lot Acres: 0.27 acres
Lot Dimensions: irregular
View: Mountains,Residential

Type: Single Family Residence
Bedrooms: 4 beds
Lot size: 10058.00 sq ft
MLS #: 22401954
Bathrooms Full: 3
List Number Main: 22401954
Municipality/Zoning: Vail - CR5
Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 274 SQ20153450534

Rooms

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

Building Details



Lot Features: Cul-De-Sac,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 4.00

Style: Contemporary

Construction Status: New Construction

Garage/Carport Feat: Epoxy coating, Electric Door Opener,Tandem Garage

Floor covering: Carpet, Ceramic Tile

Window Covering: Other: 2" faux wood blinds

Main House SqFt: 3056.00 sq ft

Stories: One

Fence: Block

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: 305-97-8540

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,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: Tankless Water Htr

Guest Facilities: None

Exterior Features: None

Neighborhood Feature: Gated,Park,Sidewalks

Fireplace Location: Other: None

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered

Security: Gated,Prewired,Smoke Detector(s)

Water: City

Gas: Natural

Nearby Schools

High School: Vail Dist Opt

Elementary School: Acacia

Middle School: Old Vail

Fees and Taxes

Tax Year: 2024

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

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Quarterly

