



**\$629,000**

**12791 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**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4.00 baths  
**Year built:** 2023  
**Days On Market:** 20  
**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 #:** 22405401  
**Bathrooms Full:** 3  
**List Number Main:** 22405401  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 274 SQ20153450534

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features: 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> Media	<b>Kitchen Features:</b> Dishwasher,Electric Range,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

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## 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

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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:** 305-97-8540

**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>

## 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)

**Exterior Features:** None

**Sewer:** Connected

**Neighborhood Feature:**  
Gated,Park,Sidewalks

**Primary Bathroom Features:** Shower Only

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Forced Air,Natural Gas

**Patio/Deck:** Covered

**Pool:** None

**Security:** Gated,Prewired,Smoke Detector(s)

**Spa:** None, None

**Water:** City

**Water Heater:** Tankless Water Htr

**Gas:** Natural

**Guest Facilities:** None

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**Elementary School:** Acacia

## 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

