



\$662,417

**12809 E TORTOISE POINTE DR, VAIL, AZ
85641, USA**

<https://rehomes.us>

Gorgeous Mint plan features Desert Modern elevation. Beautiful open plan offers huge greatroom area, dining room, Teen or media room and spacious 4-car tandem garage. PHOTOS ARE OF MODEL HOME.

- 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: 66
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 #: 22308944
Bathrooms Full: 3
List Number Main: 22308944
Municipality/Zoning: Vail - CR5
Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 274SQ20153450534

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

Building Details

Lot Features: Cul-De-Sac,Subdivided	Garage/Carport Feat: Electric Door Opener,Tandem Garage
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile
Basement: No	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



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: N/A

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

Community: None

Tax Code: 305-97-8540

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

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

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

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

Listing Office

ListingOfficeName: Mattamy Tucson LLC

Listing Office Address: 3561 E. Sunrise Dr., Suite 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

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

Nearby Schools

High School: Vail Dist Opt

Middle School: Desert Sky

Elementary School: Ocotillo Ridge

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

