



**\$574,036**

**12799 E TORTOISE POINTE DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Charming 1-story Forest plan with Ranch elevation features open Greatroom/Kitchen/Dining area which opens to covered back patio with a 12' centered sliding glass door. Gourmet kitchen has Whirlpool Refrigerator, granite counters, gas cooktop, built-in microwave/oven, Pots & Pans drawers and walk-in pantry. Owner's suite has two huge walk-in closets, walk-in shower, 2 vanities and private [...]

- 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:** 2024  
**Days On Market:** 7  
**County:** Pima  
**Lot Acres:** 0.24 acres  
**Lot Dimensions:** 65x125  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 10334.00 sq ft  
**MLS #:** 22412514  
**Bathrooms Full:** 3  
**List Number Main:** 22412514  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 275 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> None	<b>Kitchen Features:</b> Dishwasher,Electric Oven,Electric Range,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

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## Building Details



**Lot Features:** Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Window Covering: Other:** 2" faux wood blinds  
**Main House SqFt:** 2769.00 sq ft  
**Stories:** One  
**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Carpet  
**Floor Covering: Other:** tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 3.00  
**Style:** Contemporary  
**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.

**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:** 305-97-8550

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

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

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## 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

<b>Interior Features:</b> Energy Star Qualified,ENERGY STAR Qualified Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Walk In Closet(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Basketball Court,Gated,Park,Sidewalks
<b>Primary Bathroom Features:</b> Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Dryer,Laundry Room,Washer
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Patio/Deck:</b> Covered
<b>Pool:</b> None	<b>Security:</b> Gated,Prewired,Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Natural Gas	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

## Nearby Schools

<b>High School:</b> Vail Dist Opt	<b>Middle School:</b> Old Vail
<b>Elementary School:</b> Acacia	

## Fees and Taxes

<b>Tax Year:</b> 2024	<b>Assoc Fees Includes:</b> Common Area Maint,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$70	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

