



**\$305,000**

**12807 S OCOTILLO RIDGE TRAIL, VAIL, AZ  
85641, USA**

<https://rehomes.us>

- 5 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active

Be a proud owner of this beautiful 5 beds 2 baths home with front deck w/ ramp, matured shaded trees and desert landscape while enjoying the sunset & mountain views on a fully fenced 1 acre property in Vail! Freshly painted interior offers a welcoming atmosphere, featuring wood-look tile flooring, plush carpets, and a bright living [...]



**Kyle Mokhtarian**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1999  
**Days On Market:** 9  
**County:** Pima  
**Lot Acres:** 1.00 acres  
**Lot Dimensions:** 183.68 x 237.15  
**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Manufactured Home  
**Bedrooms:** 5 beds  
**Lot size:** 43560.00 sq ft  
**MLS #:** 22403148  
**Bathrooms Full:** 2  
**List Number Main:** 22403148  
**Municipality/Zoning:** Pima County - GR1  
**Township:** 16

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## Description

**Legal Description:** W237.15' E1811.90' S183.68' N2139.29' Se4 1 Ac Sec 22-16-16

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features: Countertops:</b> Laminata
<b>Kitchen Features: Pantry:</b> Cabinet	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook,Dining Area	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Dishwasher,Gas Range,Island,Microwave	

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## Building Details

<b>Lot Features:</b> East/West Exposure,Subdivided	<b>Garage/Carport Feat:</b> None
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Vinyl
<b>Basement:</b> No	<b>Construction:</b> Siding
<b>Main House SqFt:</b> 1904.00 sq ft	<b># of Garage Spaces:</b> 0.00
<b>Stories:</b> One	<b>Style:</b> Ranch
<b>Fence:</b> Chain Link	<b>Construction Status:</b> N/A



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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. **Special Listing Conditions:** None

**Subdivision Name:** Unsubdivided

**Co-op Fee:** \$3

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs,Trees

**Direction:** S

**Horse Property:** Yes - By Zoning

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:**  
Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** No

**Home Protection: Offered:** No

**Accessibility Option:** Entry,Ramped Main Level

**Driveway:** To Property Line

**Assessments:** \$0

**Section:** 22

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-14-1220

**Range:** 16.00

**Property Disclosures:** Affidavit of Disclosure,Seller Prop Disclosure

**Road Type:** Dirt

**Road Maintenance:** None

**Technology:** Shingle, None

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

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## Listing Office

**ListingOfficeName:** KMS Realty

**Listing Office Phone:** (520) 612-1700

**Listing Office Address:** 5225 E Pima St, Tucson, AZ 85712

**Listing Member Phone:** (520) 595-1120

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Skylights,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Separate Shower(s)

**Main Cooling: Other:** Mini Split

**Laundry:** Electric Dryer Hookup,Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Deck,Patio,Paver

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,See  
Remarks,Shed

**Neighborhood Feature:** Horses  
Allowed

**Fireplace Location: Other:** Family  
Room

**Pool: Conventional:** No

**Fireplace:** Wood Burning

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Cienega

**Elementary School:** Acacia

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2023

