



**\$567,407**

**12807 E TORTOISE POINTE DR, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Charming 1-story Hunter plan with Desert Modern elevation features open Greatroom/Kitchen/Dining area which open to covered back patio with a 12' centered sliding glass door. Gourmet kitchen has granite counters, gas cooktop, built-in microwave/oven, Pots & Pans drawers and walk-in pantry. Owner's suite has huge walk-in closet, walk-in shower, spacious vanity with dual sinks.

- 3 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Marian Soto**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2023  
**Days On Market:** 35  
**County:** Pima  
**Lot Acres:** 0.19 acres  
**Lot Dimensions:** 65x125  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 8125.00 sq ft  
**MLS #:** 22311406  
**Bathrooms Full:** 3  
**List Number Main:** 22311406  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 276SQ20153450534

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## Rooms

**Sauna Level:** Vail

**Kitchen Features:**  
**Appliance Color:**  
Stainless

**Extra Room:** Den

**Kitchen Features: Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave

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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:** 3.00  
**Style:** Contemporary  
**Construction Status:** New Construction

**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Carpet  
**Floor Covering: Other:** tile  
**Main House SqFt:** 2559.00 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:** 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:** 305-97-8560

**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

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## 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>

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## Amenities & Features

**Interior Features:** Energy Star  
Qualified,ENERGY STAR Qualified  
Windows,Foyer,High Ceilings 9+,Low  
Emissivity Windows,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:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball  
Court,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

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Ocotillo Ridge

**Middle School:** Desert Sky

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## 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

