



**\$491,388**

## **12884 E ARA PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

The heart of the ranch-style Townsend is an open floor plan with a family room, a breakfast nook and a large kitchen with quartz countertops. The adjacent owner's suite offers a walk-in closet and an attached bath with a walk-in shower. You'll also find three additional bedrooms and two full baths, as well as a [...]

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



**Paul Bargnesi**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2024

**Days On Market:** 17

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 55.85x143x55.79x143

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7881.00 sq ft

**MLS #:** 22416571

**Bathrooms Full:** 3

**List Number Main:** 22416571

**Municipality/Zoning:** Pima County - SP

**Township:** 15

## Description

**Legal Description:** ROCKING K SOUTH NEIGHBORHOOD 1 PARCEL B-2 LOT 1054SQ20202530423

## Rooms

**Sauna Level:** Vail

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

**Extra Room: Other:** study

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**

**Countertops:** quartz

**Kitchen Features: Appliance Color:** Stainless

**Dining Areas:** Breakfast Bar,Breakfast Nook

## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> rustic metal door, Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Window Covering: Other:</b> faux wood blinds
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 2260.00 sq ft
<b># of Garage Spaces:</b> 3.00	<b>Stories:</b> One
<b>Style:</b> Contemporary,Ranch	<b>Fence:</b> Block
<b>Construction Status:</b> New Construction	

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Rocking K South Neighborhood 1 Parcel B-2	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip	<b>Direction:</b> E
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TEP	<b>Driveway: Paved:</b> Pavers
<b>Subdivision Restrict: Deed Restrictions:</b> No	<b>Subdivision Restrict: Age Restrictions:</b> No
<b>Association &amp; Fees: HOA:</b> Yes	<b>Home Protection: Offered:</b> Yes
<b>Home Protection: Plan By:</b> RWC	<b>Accessibility Option:</b> Door Levers
<b>Assessments:</b> \$0	<b>Section:</b> 21
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 205-95-8430
<b>Range:</b> 16.00	<b>Property Disclosures:</b> None
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> County
<b>Technology:</b> Tile, High Speed Internet,Pre-Wired Tele Lines	<b>Terms:</b> Cash,Conventional,FHA,VA

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## Listing Office



**ListingOfficeName:** Richmond American Homes of Arizona, Inc.

**Listing Office Address:** 16427 N Scottsdale Rd, Suite 300, Scottsdale, AZ 85254

**Listing Office Phone:** (480) 624-0224

**Listing Member Phone:** (520) 498-4105

## Amenities & Features

**Interior Features:** Dual Pane Windows,Foyer,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Athletic Facilities,Park,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** None

**Water:** Water Company

**Gas:** Natural

## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Ocotillo Ridge

**Middle School:** Old Vail

## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$55

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:** Quarterly

