



**\$770,000**

**13354 E FOURR RANCH PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

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

Our beautiful and spacious Rosewood plan at 2264 sq ft situated on almost 1 acre with view of the Rincon and Catalina Mountains! This house features 3 BR/2BA with 3-car garage with extended length, garage service door, under-cabinet lighting, recess lighting, pre-wire for ceiling fans. Carefully designed for a very custom feel. This community is [...]



**Dana Pavelich**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2022

**Days On Market:** 13

**County:** Pima

**Lot Acres:** 0.98 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 42819.00 sq ft

**MLS #:** 22400753

**Bathrooms Full:** 2

**List Number Main:** 22400753

**Municipality/Zoning:** Vail - GR1

**Township:** 16

Description

**Legal Description:** Mountain View Ranch Lot 178

Rooms

**Sauna Level:** Vail

**Kitchen Features:** Countertops: Quartz

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Hookup Available,Gas Range,Island,Microwave

**Laundry Level:** Cabinets

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

**Extra Room:** Office

Building Details

**Lot Features:** Adjacent to Wash,Corner Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2264.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener

**Floor covering:** Carpet, Ceramic 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:** Mountain View Ranch (1-362)

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** QBW Warranty

**Landscape - Rear: Other:** Decorative Gravel

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Smart Panel

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Windmill Ridge HOA

**Home Protection: Plan By:** QBW

**Driveway:** To Property Line

**Section:** 26

**Builder/New Constr.: Certificate Occupancy:** 12/12/2022

**Tax Code:** 305-21-1840

**Property Disclosures:** None

**Road Maintenance:** HOA

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

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## Listing Office



**ListingOfficeName:** Realty Executives AZ Territory

**Listing Office Phone:** (520) 284-9977

**Listing Office Address:** 18767 S Nogales Highway Ste 12, Green Valley, AZ 85614

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 861-9662

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Fire Sprinklers,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Septic

**Neighborhood Feature:** None

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

**Fireplace Location: Other:** None

**Water: Other:** Vail Water

**Pool: Conventional:** No

**Assoc Amenities:** None

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

**Fireplace:** None

**Main Cooling:** Central Air,Zoned

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

**Patio/Deck:** Covered

**Pool:** None

**Security:** Alarm Installed,Alarm Leased

**Spa:** None, None

**Water:** City,Water Company

**Water Heater:** Tankless Water Htr

**Window Covering:** None

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**Elementary School:** Acacia





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$22

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

