



## 13416 S SONOITA RANCH CIR, VAIL, AZ 85641, USA

<https://rehomes.us>

Seller to contribute to buyer closing costs, or interest rate buy-down, not to exceed \$11,000.00. PRIDE OF OWNERSHIP, This inviting semi-custom home offers a perfect blend of comfort and style, presenting an ideal living space. The well-appointed kitchen boasts double ovens, Corian countertops, stainless steel appliances, island, making it a culinary haven for the home chef. [...]

**\$444,000**

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



**Waco Starr**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2.00 baths	<b>Lot size:</b> 38333.00 sq ft
<b>Year built:</b> 2006	<b>MLS #:</b> 22401566
<b>Days On Market:</b> 7	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22401566
<b>Lot Acres:</b> 0.88 acres	<b>Municipality/Zoning:</b> Vail - GR1
<b>Lot Dimensions:</b> 121' X 317' X 121' X 317'	<b>Township:</b> 16
<b>View:</b> City,Mountains,Rural,Sunset	

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# Description

**Legal Description:** Sonoita Ranch Lot 3

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# Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features: Countertops:</b> Corian
<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook,Dining Area,Formal Dining Room
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Electric Range,Energy Star Qualified Dishwasher,Energy Star Qualified Stove,Island,Microwave

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# Building Details



**Lot Features:** East/West  
Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Contemporary  
**Construction Status:** Existing

**Garage/Carport Feat:** Attached  
Garage/Carport,Separate Storage Area  
**Floor covering:** Carpet, Ceramic Tile, Laminate  
**Fence: Other:** 6' W/Solar Lighting  
**Main House SqFt:** 2100.00 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.

**Special Listing Conditions:** None

**Subdivision Name:** N/A

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

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

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Security: Other:** ring system

**Landscape - Rear: Other:** Natural Desert

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Accessibility Option:** Door Levers,Wide  
Hallways

**Driveway:** Car(s) Pad,To Property Line

**Assessments:** \$0

**Section:** 27

**Community:** None

**Attribution Contact:**  
wacostarr@longrealty.com

**Fire Protection:** Included in Taxes

**Tax Code:** 305-19-0600

**Range:** 16.00

**Property Disclosures:** Insurance Claims History  
Report,Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** County

**Technology:** Tile, Alarm System,Cable  
TV,High Speed Internet,Smart Panel

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



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 574-0952

**Listing Office Address:** 10222 E. Rita Rd No. 170,  
Tucson, AZ 85747

**Listing Office Url:**  
<http://www.longrealty.com>

**Listing Member Phone:** (520) 548-7652

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane  
Windows,Split Bedroom Plan,Storage,Walk In Closet(s)

**Exterior Features:** Dog Run

**Sewer:** Septic

**Neighborhood Feature:** None

**Primary Bathroom Features:** Exhaust Fan,Jetted  
Tub,Separate Shower(s)

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**RV Parking: Other:** 2nd Driveway  
poured

**Laundry:** Laundry Room

**Fireplace:** None

**Main Cooling:** Central Air

**Main Heating:** Electric,Forced  
Air,Heat Pump

**Patio/Deck:** Covered

**Pool:** None

**Security:** Rolling Security Shutters,Smoke  
Detector(s),Wrought Iron Security Door

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Electric

**Window Covering:** Some

**Gas:** None

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Acacia

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$25

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

