



\$725,000

**13460 S SUNDOWN RANCH RD, VAIL, AZ
85641, USA**

<https://rehomes.us>

Welcome to Sundown Ranch, where the elevated views are so extraordinary they have been brought indoors by the expansive windows that border the northeastern walls. The desert and mountain views are so impressive that you can even see the Agua Verde Castle from your dining room. The immense windows allow for abundant natural lighting throughout, [...]

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



Kayla Mendenhall

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2020

Bathrooms Full: 1

List Number Main: 22316593

Municipality/Zoning: Vail - GR1

Township: 16

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 41382.00 sq ft

MLS #: 22316593

County: Pima

Lot Acres: 0.95 acres

Lot Dimensions: Unknown

View: Desert,Mountains,Panoramic,Sunrise,Sunset

Description

Legal Description: Mountain View Ranch Lot 346

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Microwave,Refrigerator

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details

Lot Features: Elevated Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2702.00 sq ft

Stories: One

Fence: Block,Stucco Finish

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing



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: Natural Desert

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$375

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-21-3520

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: County

Terms: Cash, Conventional, FHA, VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Windmill Ridge

Accessibility Option: None

Section: 26

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Built-Up - Reflect, High Speed Internet

Listing Office

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Address: 9172 S Houghton Rd No. 110, Tucson, AZ 85747

Listing Member Phone: (520) 248-3302

Listing Office Phone: (520) 877-4940

Listing Office Url: www.RealtyExAz.com

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylight(s),Skylights,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)	Exterior Features: Courtyard
Sewer: Septic	Neighborhood Feature: Paved Street
Primary Bathroom Features: Double Vanity,Shower Only	Fireplace Location: Other: Great Room
Pool: Conventional: No	Laundry: Laundry Room
Fireplace: Wood Burning	Main Cooling: Ceiling Fans,Central Air
Main Heating: Heat Pump	Patio/Deck: Covered
Security: None	Spa: None, None
Water: City	Water Heater: Electric
Window Covering: Stay	Gas: None
Guest Facilities: None	

Nearby Schools

High School: Vail Dist Opt	Middle School: Old Vail
Elementary School: Acacia	

Fees and Taxes

Tax Year: 2022	Association & Fees: HOA Amt (Monthly): \$21
Association & Fees: HOA Payment Frequency: Annually	

