



**\$475,000**

## **13619 E AVIARA PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

Beautiful gated property showcasing a spacious 3-car garage & spectacular views in Rancho Del Lago is now on the market! Discover an impressive interior offering neutral tile floor, designer palette, arched doorways, & plenty of natural light. The remarkable eat-in kitchen is ready for you to cook delicious recipes featuring wood cabinets adorned with crown [...]

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



**Victoria McBrayer**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2005

**Days On Market:** 15

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 146x75x154x80

**View:** Desert

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 9278.00 sq ft

**MLS #:** 22312937

**Bathrooms Full:** 2

**List Number Main:** 22312937

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

**Township:** 16

Description

**Legal Description:** Rancho Del Lago Block 42 Lot 26

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator,Reverse Osmosis

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac,North/South Exposure,On Golf Course,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2338.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Ranch

**Construction Status:** Existing

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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:** Rancho Del Lago (BLK42)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$250

**Association & Fees: HOA Telephone:** 520-760-7793

**Accessibility Option:** None

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Vista Del Lago

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Rancho Del Lago

**Tax Code:** 305-71-1170

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 290-2335

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**Listing Member Phone:** (520) 909-9370

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Walk In Closet(s)

**Neighborhood Feature:** Basketball Court,Golf,Putting Green

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Shower & Tub

**Water: Other:** WATER SOFTNER

**Assoc Amenities:** None

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Gated  
Community

**Association & Fees: HOA Amt  
(Monthly):** \$41

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

