



**\$590,000**

**13807 E VIA DE LA PRESA, VAIL, AZ 85641, USA**

<https://rehomes.us>

Beautiful single story 4 bed 3 bath home , situated on a large private lot on cul-de-sac street. Low maintenance yard with artificial turf and breathtaking Sunrise and Sunset views from large elevated deck and covered patio. Entertainers dream kitchen with views, large open Grand room, bathed in natural light. In suite baths in Bedrooms. [...]

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



**John Pendolino**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2006  
**Days On Market:** 7  
**County:** Pima  
**Lot Acres:** 0.40 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Lot size:** 17424.00 sq ft  
**MLS #:** 22406807  
**Bathrooms Full:** 3  
**List Number Main:** 22406807  
**Municipality/Zoning:** Vail - SR2  
**Township:** 15

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## Description

**Legal Description:** Rincon Trails Lot 458

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



**Lot Features:** Adjacent to Wash,Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2686.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile, Concrete

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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:** Rincon Trails (1-505)

**Landscape - Front: Other:** Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,High Speed Internet

**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

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-87-7080

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

**Road Maintenance:** HOA

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

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## Listing Office



**ListingOfficeName:** Jason Mitchell Real Estate

**Listing Office Address:** 3080 N Civic Center Plaza #100,  
Scottsdale, AZ 85251

**Listing Office Phone:** (602)  
329-1918

**Listing Member Phone:** (520)  
241-1662

## Units Information

**Unit Level:** 1

## Amenities & Features

- Interior Features:** Ceiling Fan(s),Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Neighborhood Feature:** Jogging/Bike Path,Paved Street,Sidewalks

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Fireplace:** Wood Burning

**Main Heating:** Electric,Heat Pump

**Security:** Cameras,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None
- Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Patio

**Assoc Amenities:** None

**Green Features:** Solar

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

**Patio/Deck:** Covered,Deck,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

## Nearby Schools

- High School:** Cienega

**Middle School:** Old Vail
- Elementary School:** Ocotillo Ridge





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$30

**Assoc Fees Includes:** Common Area Maint

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

