



**15379 E TUMBLING W RANCH PL, VAIL, AZ  
85641, USA**

<https://rehomes.us>

**\$105,000**

- Lots / Land
- Active



Imagine building your dream home on this amazing lot with breathtaking mountain views! Nestled in the most serene, private, & upscale section of Coyote Creek, this lot has everything you need to build your dream home, Endless possibilities! Use one of our preferred builders or bring your own. Equestrian Center, Recreation Center, 25 minutes to [...]

---

## Basics



**Category:** Lots / Land

**Lot size:** 71525.00 sq ft

**County:** Pima

**Entry Timestamp:** 2023-09-18T21:47:43.272

**Municipality/Zoning:** Vail - SR2

**Township:** 15

**Area:** Upper Southeast

**Status:** Active

**Days On Market:** 2

**List Number Main:** 22320160

**Lot Acres:** 1.64 acres

**Lot Dimensions:** Irregular

**View:** Mountain(s),Sunrise,Sunset

**Property Use Type:** Residential

---

## Description

**Legal Description:** From Parcel:20564121A /Coyote Creek Lot 151

---

## Building Details

**Lot Features:** Subdivided

**Fence:** None

---

## 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:** Coyote Creek (1-395)

**Direction:** E

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-75-1950

**Property Disclosures:** CC&Rs, Deed Restrictions, Plat Map, Soil Analysis

**Road Maintenance:** HOA

**Distance to Utilities: Phone:** Lot Line

**Distance to Utilities: Gas:** Lot Line

**Distance to Utilities: Electric:** Lot Line

**Special Listing Conditions:** None

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

**Horse Property:** No

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Telephone:** 520-297-0797

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Terms:** Cash, Conventional

**Distance to Utilities: Sewer:** Septic Required

**Distance to Utilities: Water:** Lot Line

**Phone: Location:** Available

---

## Listing Office

**Listing Office ShortId:** 2422

**Listing Office Address:** 14901 E. Old Spanish Trail, Vail, AZ 85641

**Listing Member Phone:** (520) 403-2574

**ListingOfficeName:** Backus Realty and Development

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

**Office ID:** 20091207184757049786000000

---

## Amenities & Features



**Neighborhood Feature:** Basketball Court,Gated Community,Horse Facilities,Legal Access,Paved Street,Rec Center

**Assoc Amenities:** Tennis Court(s)

**Gas:** Natural

**Gas: Location:** Available

**Sewer: Other:** septic required

**Water:** Water Company

**Water: Location:** On Site

**Electric: Location:** Available

---

## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**School District:** Vail

**Elementary School:** Ocotillo Ridge

---

## Fees and Taxes

**Tax Year:** 2022

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

**Association & Fees: HOA Amt (Monthly):** \$93

**Taxes:** \$1,987.36

