



**\$835,000**

**15791 E HILLTON RANCH RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

This home brings back the feeling of the old west exuding exceptional character and charm. Beautiful custom mud adobe home with 16" walls interior and exterior. Impeccable custom design features include, spruce ceilings with Idaho lodgepole pine vigas, hand crafted mesquite doors, radiant heat, 2 beehive fireplaces, Gourmet kitchen with a sub zero refrigerator and [...]

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



**John Powell**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 22

**County:** Pima

**Lot Acres:** 6.03 acres

**Lot Dimensions:** 600'x340'x610'x422'

**View:** Desert,Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 262666.00 sq ft

**MLS #:** 22415701

**Bathrooms Full:** 2

**List Number Main:** 22415701

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

**Township:** 18

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## Description

**Legal Description:** PTN OF S694.4' N1278.69' W440.6' OF LOT 3 6.03 AC SEC 12-18-16 (FORMERLY 305-91-027Y)

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## Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Exhaust Fan,Freezer,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Prep Sink,Refrigerator,Water Purifier,Wine Cooler

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

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

**Extra Room:** None

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## Building Details



<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> Additional Garage,Attached Garage/Carport,Detached,Electric Door Opener,Extended Length
<b># of Carport Spaces:</b> 1.00	<b>Floor covering:</b> Mexican Tile
<b>Basement:</b> No	<b>Construction:</b> Mud Adobe
<b>Main House SqFt:</b> 3442.00 sq ft	<b># of Garage Spaces:</b> 5.00
<b>Stories:</b> One	<b>Style:</b> Southwestern,Territorial
<b>Fence:</b> Barbed Wire	<b>Construction Status:</b> Existing

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> N/A	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Low Care,Natural Desert,Shrubs,Trees	<b>Direction:</b> E
<b>Horse Property:</b> Yes - By Zoning	<b>Horse Facilities:</b> Yes
<b>Electric: Electric Company:</b> TEP	<b>Landscape - Rear: Other:</b> Low Care,Natural Desert,Trees
<b>Driveway: Paved:</b> Gravel	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> No	<b>Association &amp; Fees: HOA:</b> No
<b>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> None
<b>Assessments:</b> \$0	<b>Section:</b> 12
<b>Community:</b> None	<b>Fire Protection:</b> None
<b>Tax Code:</b> 305-91-0640	<b>Range:</b> 16.00
<b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure	<b>Road Type:</b> Dirt
<b>Road Maintenance:</b> Owner Maintenance	<b>Technology:</b> Built-Up - Reflect, Satellite Dish,Telephone
<b>Terms:</b> Cash,Conventional,VA	

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## Listing Office



**ListingOfficeName:** Help-U-Sell The Powell Group

**Listing Office Phone:** (520) 574-8900

**Listing Office Address:** 9310 W Lambert Ln, Unit 1, Marana, AZ 85653

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

**Listing Member Phone:** (520) 405-9095

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylights,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Septic

**Neighborhood Feature:** None

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Fireplace Location: Other:** Living Room,Primary Bedroom

**Water: # Of Shared Well:** 2

**Pool: Conventional:** No

**Assoc Amenities:** None

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Fireplace:** Bee Hive,Wood Burning

**Main Cooling:** Ceiling Fans,Central Air,Heat Pump,Zoned

**Main Heating:** Forced Air,Heat Pump,Radiant Floor

**Patio/Deck:** Covered

**Security:** Smoke Detector(s)

**Spa:** None, None

**Water:** Well Agreement

**Water Heater:** Electric,Storage Tank

**Window Covering:** Stay

**Gas:** Propane

**Guest Facilities:** None

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## Nearby Schools

**High School:** Andrada Polytechnic High School

**Middle School:** Old Vail

**Elementary School:** Acacia





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

