



**\$665,000**

## **1597 N BRANDING PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

Beautiful former model home has all the upgrades! Gourmet kitchen with granite counters huge island with seating for 5, stainless appliances, a breakfast nook plus formal dining area. The kitchen opens to a spacious great room with a designer insert electric fireplace. Living areas are light & bright with large windows. This home has an [...]

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



**John Powell**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2016

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.83 acres

**Lot Dimensions:** 141'x260'x130'x21'x237'

**View:** City,Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 36198.00 sq ft

**MLS #:** 22401124

**Bathrooms Full:** 3

**List Number Main:** 22401124

**Municipality/Zoning:** Pima County - GR1

**Township:** 17

Description

**Legal Description:** From Parcel: 30540016A/Andrada Ranch lot 1

Rooms

**Sauna Level:** Vail

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

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

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

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

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

**Extra Room:** None

Building Details



**Lot Features:** Corner Lot,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2439.00 sq ft

**Stories:** One

**Fence:** Masonry

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

**Floor covering:** Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Andrada Ranch Estates

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 279.0000

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Shrubs,Trees,Vegetable Garden

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Andrada Ranch

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-40-1340

**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:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** 520-888-0474

**Accessibility Option:** None

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Telephone



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## Listing Office

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

**Listing Office Address:** 5151 E. Broadway Blvd., Suite #1600, Tucson, AZ 85711

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

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Walk In Closet(s),Water Purifier,Water Softener

**Sewer:** Septic

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

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered

**Security:** Alarm Installed,Cameras,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Exterior Features:**  
Courtyard,Shed

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** Great Room

**Assoc Amenities:** None

**Fireplace:** Insert,See Remarks

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

**Pool:** Solar Pool Heater

**Spa:** Portable, Portable

**Water Heater:** Electric,Solar

**Gas:** None





## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Acacia



## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$25

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

