



\$740,000

1597 N BRANDING PL, VAIL, AZ 85641, USA

<https://rehomes.us>

This former model has everything you could want. Located in the popular Andrada Ranch subdivision on almost an acre. The kitchen is incredible with a 9' granite island w/seating for 5 and pendant lighting, undermount sink, spray faucet, custom cabinetry with crown molding and stainless hardware. Stainless steel appliances to include: Hood, range, built in [...]

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



Danny Roth

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2016

Days On Market: 34

County: Pima

Lot Acres: 0.83 acres

Lot Dimensions: irregular

View: Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 36212.00 sq ft

MLS #: 22311525

Bathrooms Full: 3

List Number Main: 22311525

Municipality/Zoning: Pima County - GR1

Township: 17

Description

Legal Description: ANDRADA RANCH LOT 1

Rooms

Sauna Level: Vail

Kitchen Features: Pantry:
Closet

Extra Room: Den

Kitchen Features: Countertops: Granite

Dining Areas: Breakfast Bar

Kitchen Features: Dishwasher, Electric
Range, Island, Microwave

Building Details

Lot Features: Corner Lot, Subdivided **Garage/Carport Feat:** Attached
Garage/Carport, Electric Door Opener

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2439.00 sq ft

Stories: One

Fence: Block

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing



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: Low Care

Horse Property: No

Guest House SqFt: 290.0000

Landscape - Rear: Other: Vegetable Garden

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 3

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Tile, Alarm System,High Speed Internet

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

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

Listing Office

ListingOfficeName: OMNI Homes International

Listing Office Address: 1050 E River Rd No. 302, Tucson, AZ 85718

Listing Member Phone: (520) 490-4000

Listing Office Phone: (520) 275-4077

Listing Office Url: <http://omnihomesinternational.com>

Amenities & Features



Interior Features: Ceiling Fan(s)

Sewer: Septic

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

Pool: Conventional: Yes

Laundry: Laundry Room

Main Cooling: Central Air

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Electric

Gas: None

Exterior Features: Native Plants

Neighborhood Feature: Paved Street

Fireplace Location: Other: Great Room

Assoc Amenities: None

Fireplace: Gas,Insert

Main Heating: Electric,Forced Air

Security: Prewired

Water: Water Company

Window Covering: Some

Guest Facilities: None

Nearby Schools

High School: Empire

Elementary School: Acacia

Middle School: Old Vail

Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: None

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

