



**\$320,000**

**16152 E HILLTON RANCH RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

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

The search is finally over! This charming private property is the one! Nestled in over a 4-acre lot, this energy-efficient home offers lots of space for parking, breathtaking mountain views, and a spacious open floor plan. Get an up-close look to find tall ceilings, lovely wood-look flooring, bountiful natural light, sliding glass doors to the [...]



**Pamela Chambers**

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## Basics



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2001  
**Days On Market:** 35  
**County:** Pima  
**Lot Acres:** 4.32 acres  
**Lot Dimensions:** Irregular  
**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 188178.00 sq ft  
**MLS #:** 22311400  
**Bathrooms Full:** 2  
**List Number Main:** 22311400  
**Municipality/Zoning:** Vail - RH  
**Township:** 18

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## Description

**Legal Description:** Ptn S312.63' W2 Ne4 Sw4 4.32 Ac Sec 7-18-17

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## Rooms

**Sauna Level:** Empire

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Nook,Dining Area,Great Room

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

**Kitchen Features:**  
**Countertops:** Laminate

**Kitchen Features: Appliance Color:** Black

**Extra Room:** None,Storage

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## Building Details



**Lot Features:** East/West Exposure,Hillside Lot,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** Yes

**Main House SqFt:** 1881.00 sq ft

**Stories:** Two

**Fence:** None

**Garage/Carport Feat:** None

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Construction:** Frame - Stucco

**# of Garage Spaces:** 0.00

**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:** Unsubdivided

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 306-21-081E

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

**Road Maintenance:** Owner Maintenance

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 7

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Gravel

**Technology:** Shingle, Cable TV,High Speed Internet,Telephone

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 9172 S Houghton Rd No. 110, Tucson, AZ 85747

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 360-9020

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Storage,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Shower Only

**Water: Other:** approx 2,000 gallons

**RV Parking: Other:** Space on hilltop

**Laundry:** Electric Dryer Hookup,Laundry Room,Stacked Space

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Assoc Amenities:** None

**Green Features:** Solar

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

**Patio/Deck:** Deck

**Security:** Smoke Detector(s)

**Water:** Private Well

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Call

**Middle School:** Call

**Elementary School:** Call





# Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

