



**\$598,000**

## **16973 S ORCHID FLOWER, VAIL, AZ 85641, USA**

<https://rehomes.us>

Discover your dream home in The Retreat, a prestigious gated community, with this exquisite Southwest-style Pepper Viner residence. Boasting a perfect blend of elegance and comfort, this home is sure to capture your heart. Arrive to find an inviting courtyard, complete with a tranquil water feature, setting the tone for a serene and peaceful ambiance. As [...]

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



**Tori Marshall**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2008

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.25 acres

**Lot Dimensions:** 125' X 89' X 125' X 84'

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 10890.00 sq ft

**MLS #:** 22316097

**Bathrooms Full:** 2

**List Number Main:** 22316097

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

**Township:** 17

Description

**Legal Description:** Sycamore Canyon Lot 444

Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave

**Kitchen Features:**  
**Countertops:** granite

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

**Extra Room:** None

Building Details



**Lot Features:** Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2170.00 sq ft

**Stories:** One

**Fence:** Block,View Fence,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Southwestern,Territorial

**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:** Sycamore Canyon (1-485)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Level

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-67-4460

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit,VA

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 352-2700

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

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

**Listing Member Phone:** (520) 991-8543

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Fire Sprinklers,High Ceilings 9+,Plant Shelves,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio,Paver

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Courtyard,Fountain

**Neighborhood Feature:** Basketball Court,Gated,Park,Paved Street,Pool,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Pool

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Vail Dist Opt

**Middle School:** Corona Foothills

**Elementary School:** Copper Ridge

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# Fees and Taxes

**Tax Year:** 2022 **Assoc Fees Includes:** Common Area Maint,Gated Community,Street Maint

