



**\$875,000**

**16974 S RUSTLING LEAF TRAIL, VAIL, AZ  
85641, USA**

<https://rehomes.us>

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

Incredible Opportunity in the Prestigious Sycamore Canyon Gated Community. Welcome to a truly exceptional home nestled within the serene Sycamore Canyon gated community. This residence is a masterpiece of customized features, exuding the elegance and luxury of a million-dollar custom home. Situated on a sprawling 1.08-acre lot, this property offers unparalleled privacy and breathtaking views [...]



**Denise Newton**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3.00 baths	<b>Lot size:</b> 47223.00 sq ft
<b>Year built:</b> 2022	<b>MLS #:</b> 22401979
<b>Days On Market:</b> 2	<b>Bathrooms Full:</b> 3
<b>County:</b> Pima	<b>List Number Main:</b> 22401979
<b>Lot Acres:</b> 1.08 acres	<b>Municipality/Zoning:</b> Pima County - SP
<b>Lot Dimensions:</b> 322'x 250' x41' x389'	<b>Township:</b> 17
<b>View:</b> City,Desert,Mountains,Panoramic,Sunset	

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# Description

**Legal Description:** SYCAMORE CANYON BLOCK A LOT 12

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# Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features:</b>
	<b>Countertops:</b> Granite
<b>Kitchen Features:</b> <b>Pantry:</b> Closet	<b>Kitchen Features:</b> <b>Appliance</b>
	<b>Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Bar,Breakfast Nook,Dining Area,Great Room	<b>Extra Room:</b> None
<b>Kitchen Features:</b> Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave	

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# Building Details



**Lot Features:** Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Southwestern

**Construction Status:** Existing

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

**Roof: Other:** Patios Tile

**Basement:** No

**Main House SqFt:** 2521.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

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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 Block A 1-18

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 22

**Tax Code:** 305-67-5870

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

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

**Listing Member Phone:** (520) 977-5577

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## Units Information

**Unit Level:** 1

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,ENERGY STAR Qualified Windows,High Ceilings 9+,Storage	<b>Exterior Features:</b> BBQ-Built-In,Courtyard,Fountain,Misting System,Native Plants,Waterfall/Pond
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Basketball Court,Park,Pool,Sidewalks,Street Lights,Walking Trail
<b>Primary Bathroom Features:</b> 2 Primary Baths,Double Vanity,Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> Great Room
<b>Patio/Deck: Other:</b> Travertine	<b>Pool: Conventional:</b> Yes
<b>Assoc Amenities:</b> Park,Pool	<b>Laundry:</b> Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Storage
<b>Fireplace:</b> Gas	<b>Main Cooling:</b> Ceiling Fans,Ceiling Fans Pre-Wired,Central Air,Gas
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Patio/Deck:</b> Covered,Patio
<b>Security:</b> Alarm Installed,Alarm Leased,Smoke Detector(s),Wrought Iron Security Door	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Vail Dist Opt	<b>Middle School:</b> Corona Foothills
<b>Elementary School:</b> Sycamore	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Garbage Collection,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$220	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

