



\$407,500

**17309 S NICHOLAS FALLS DR, VAIL, AZ
85641, USA**

<https://rehomes.us>

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

Come take a look at this 5 bed, 3 full bath gem. Built in 2018, this luxury home features an open Great Room with high ceilings, fully tiled wet areas with carpeted bedrooms & ceiling fans throughout. This home is located in the highly desirable Vail School District. Great Room floor plan with soaring ceilings, [...]



Steve Ganske

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2018

Days On Market: 13

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: 67X120X53X120

View: Mountains,Residential,Sunrise

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 7144.00 sq ft

MLS #: 22322514

Bathrooms Full: 3

List Number Main: 22322514

Municipality/Zoning: Pima County - SP

Township: 17

Description

Legal Description: Santa Rita Ranch III Lot 257

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Building Details



Lot Features: Adjacent to Wash,Subdivided
of Carport Spaces: 0.00
Basement: No
Main House SqFt: 2207.00 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: 2.00
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: Santa Rita Ranch III SQ20141350560

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Natural Desert,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: Tile, Cable TV,High Speed Internet,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 24

Tax Code: 305-98-2570

Property Disclosures: Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA,USDA,VA

Listing Office



ListingOfficeName: Engel & Volkers
Tucson

Listing Office Phone: (520) 201-0000

Listing Office Address: 1610 E. River
Rd, Ste #117, Tucson, AZ 85718

Listing Office Url:
<http://https://www.tucson.evrealstate.com>

Listing Member Phone: (520)
237-4969

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Walk In Closet(s)

Exterior Features: Native Plants

Sewer: Connected

Neighborhood Feature: Jogging/Bike
Path,Paved Street,Sidewalks,Walking Trail

Electric: Solar PV System

Primary Bathroom Features: Double
Vanity,Exhaust Fan

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer
Hookup,Laundry Room

Fireplace: None

Main Cooling: Ceiling Fans,Central Air,Zoned

Main Heating: Forced Air,Natural Gas,Zoned

Patio/Deck: Covered,Patio,Slab

Pool: None

Security: None

Spa: None, None

Water: City

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Middle School: Corona Foothills

Elementary School: Sycamore

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Payment Frequency: Quarterly

