



**\$407,500**

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

<https://rehomes.us>

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, [...]

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



**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

