



\$409,000

**17387 S NICHOLAS FALLS DR, VAIL, AZ
85641, USA**

<https://rehomes.us>

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

Mountain views from a lush outdoor living space and a meticulously maintained modern interior will welcome you with a beautiful first impression. Illuminated by an abundance of natural light, the open concept living space provides a cozy and inviting atmosphere where the whole family can gather, ensuring quality time together. Cooking in the gourmet kitchen [...]



Sara Hunter

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2018

Days On Market: 19

County: Pima

Lot Acres: 0.14 acres

Lot Dimensions: irregular

View: Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 6000.00 sq ft

MLS #: 22416246

Bathrooms Full: 2

List Number Main: 22416246

Municipality/Zoning: Pima County - SP

Township: 17

Description

Legal Description: Santa Rita Ranch III Lot 244

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Gas Cooktop,Island,Microwave,Reverse Osmosis

Kitchen Features: **Countertops:** granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Office

Building Details



Lot Features: Adjacent to Wash,Borders
Common Area

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1950.00 sq ft

Stories: One

Fence: Block,View Fence

Garage/Carport Feat: 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,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: TEP

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, High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Desert
Plantings,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: Yes

Accessibility Option: Wide Hallways

Section: 24

Tax Code: 305-98-2440

Property Disclosures: Insurance Claims
History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,FHA

Listing Office



ListingOfficeName: Listing Office **Phone:** (520) 625-1112

Coldwell Banker
Realty

Listing Office

Address: 180 W.
Continental #100,
Green Valley, AZ
85622

Listing Office Url:

http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/

Listing Member

Phone: (520)
390-2458

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,High Ceilings 9+,Split Bedroom
Plan,Storage,Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Shower Only

Pool: Conventional: No

Laundry: Laundry Room,Sink,Storage

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ,Fountain

Neighborhood Feature: Basketball
Court,Park,Sidewalks

Fireplace Location: Other: None

Assoc Amenities: Park

Fireplace: None

Main Heating: Forced Air

Security: Smoke Detector(s),Wrought Iron
Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Elementary School: Sycamore

Middle School: Corona Foothills

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: Common
Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

