

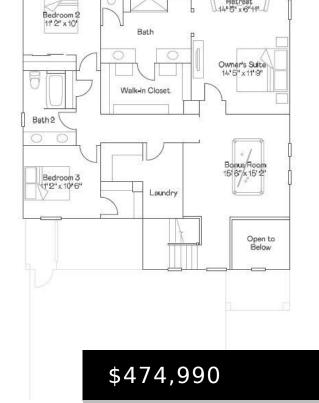
# 17292 S NICHOLAS FALLS DR, VAIL, AZ 85641, USA

https://rehomes.us

READY IN NOV!! The first level of this two-story home showcases a generous open floorplan shared between the family room, kitchen and nook, offering direct access to the covered patio through sliding glass doors. A versatile office is situated just off the dining nook, while a formal dining room is found just off the entryway. [...]



#### **Basics**



- 4 heds
- 4 00 haths
- Single Family Residence
- Residentia
- Active





Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2023

Days On Market: 2

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

View: Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7200.00 sq ft

MLS #: 22322572

**Bathrooms Full:** 3

**List Number Main: 22322572** 

Municipality/Zoning: Pima County - SP

Township: 17

## **Description**

**Legal Description:** Santa Rita Ranch III Sq20141350560Lot 86

#### Rooms

Sauna Level: Vail Kitchen Features: Countertops:

Granite

Kitchen Features: Pantry: Walk-In Kitchen Features: Appliance

**Color:** Stainless

**Dining Areas:** Breakfast Bar, Breakfast Nook, Dining Area

Kitchen Features: Dishwasher, Exhaust Fan, Garbage

Disposal, Gas Range, Island, Microwave

**Extra Room:** Bonus Room

## **Building Details**

Lot Features: East/West Exposure Garage/Carport Feat: Attached Garage/Carport

# of Carport Spaces: 0.00 Floor covering: Carpet, Ceramic Tile

Basement: No Construction: Frame - Stucco

Main House SqFt: 3005.00 sq ft # of Garage Spaces: 3.00

**Stories:** Two **Style:** Contemporary

**Fence:** Block, View Fence **Construction Status:** New Construction



#### **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, Sprinkler/Drip

Horse Property: No

Builder/New Constr.: Builder Warranty: Lennar

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: Door Levers

Section: 24

Tax Code: 305-98-0860

**Property Disclosures:** Military Airport Vcty, Public Airport

Vcty

**Road Maintenance:** County

Terms: Cash, Conventional, FHA, USDA, VA

**Special Listing Conditions:** 

Public Report

Co-op Fee: \$2

**Direction:** S

Horse Facilities: 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, None, Smart

Panel, Smart Thermostat

## **Listing Office**

**ListingOfficeName:** Lennar Sales Corp. **Listing Office Phone:** (520)

747-0997

**Listing Office Address:** 7464 N La Cholla Blvd, Tucson, **Listing Member Phone:** (520)

AZ 85741 399-7923

### **Amenities & Features**



**Interior Features:** Dual Pane Windows, Foyer, High Ceilings 9+, Low Emissivity Windows, Walk In Closet(s)

Sewer: Connected

**Primary Bathroom Features:** Double

Vanity, Exhaust Fan, Shower Only

Fireplace Location: Other: None

**Assoc Amenities:** Maintenance, Park

Fireplace: None

Main Heating: Forced Air, Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas, Tankless Water

Htr

Gas: Natural

Neighborhood Feature: Park,Paved

Street, Sidewalks, Walking Trail

Exterior Features: None

**Guest Facilities: Other:** NextGen Suite

**Pool: Conventional:** No **Laundry:** Laundry Room

Main Cooling: Ceiling Fans Pre-Wired, Central

Air

Patio/Deck: Covered, Patio

Security: Carbon Monoxide

Detectors, None, Smoke Detector(s)

Water: City

Window Covering: Some

## **Nearby Schools**

High School: Pantano High School Middle School: Corona Foothills

**Elementary School:** Sycamore

#### **Fees and Taxes**

Tax Year: 2023 Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Amt Association & Fees: HOA Payment Frequency:

(Monthly): \$59 Quarterly

