



**\$474,990**

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



## 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. [...]



**Jill Jones**

### Basics



**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:** **Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave

**Kitchen Features: Countertops:** Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3005.00 sq ft

**Stories:** Two

**Fence:** Block,View Fence

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** 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

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## Listing Office

**ListingOfficeName:** Lennar Sales Corp.

**Listing Office Address:** 7464 N La Cholla Blvd, Tucson, AZ 85741

**Listing Office Phone:** (520) 747-0997

**Listing Member Phone:** (520) 399-7923

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## 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

**Exterior Features:** None

**Neighborhood Feature:** Park,Paved  
Street,Sidewalks,Walking Trail

**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

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## Nearby Schools

**High School:** Pantano High School **Middle School:** Corona Foothills

**Elementary School:** Sycamore

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$59

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Payment Frequency:**  
Quarterly

