



\$359,990

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

17444 S NICHOLAS FALLS DR, VAIL, AZ 85641, USA

<https://rehomes.us>

This low-maintenance, single-level home features a spacious open-concept design among the family room, kitchen and dining room, promoting seamless flow between spaces that helps make multitasking simple. A flex room can easily operate as a home office or bonus room. Three bedrooms complete provide space for every member of the family. This home includes our [...]



Jill Jones

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2023

Bathrooms Full: 2

List Number Main: 22322946

Municipality/Zoning: Pima County - SP

Township: 17

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 7200.00 sq ft

MLS #: 22322946

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

View: None

Description

Legal Description: Santa Rita Ranch III Lot 89

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

Extra Room: Other: Flex Room

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

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Dining Area

Building Details

Lot Features: East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1879.00 sq ft

Stories: One

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



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

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Range: 15.00

Road Type: Paved

Technology: Tile, None,Smart Panel,Smart Thermostat

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

Association & Fees: HOA Name: CCMC

Accessibility Option: Door Levers

Section: 24

Tax Code: 305-98-0890

Property Disclosures: Military Airport Vcty,Public Airport Vcty

Road Maintenance: County

Terms: Cash,Conventional,FHA,USDA,VA

Listing Office

ListingOfficeName: Lennar Sales Corp.

Listing Office Phone: (520)
747-0997

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

Listing Member Phone: (520)
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

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

Guest Facilities: None

Exterior Features: None

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

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

Nearby Schools

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

Elementary School: Sycamore

Fees and Taxes

Tax Year: 2023

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

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

