

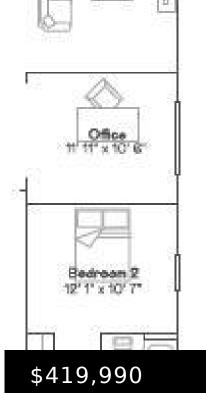
17444 S NICHOLAS FALLS DR, VAIL, AZ 85641, USA

https://rehomes.us

This spacious single-story home features a3-bay garage, ideal for car enthusiasts and extra storage, and a modern design. The open layout among the kitchen, Great Room and dining room leads to a covered patio for outdoor living, while a nearby office is great for at-home work. All three bedrooms surround the space, including the luxe [...]



Basics



- ~ . . .
- 2.00 baths
- Single Family Residence
- Residentia
- Active





Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 2.00 baths **Lot size: 7200.00** sq ft

Year built: 2023 MLS #: 22322231

Davs On Market: 4 Bathrooms Full: 2

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County: Pima List Number Main: 22322231

Lot Acres: 0.17 acres Municipality/Zoning: Pima County - SP

Township: 17

Description

View: None

Lot Dimensions: Irregular

Legal Description: Santa Rita Ranch III Sq20141350560Lot 90

Rooms

Sauna Level: Vail Kitchen Features: Countertops:

Granite

Kitchen Features: Pantry: Closet **Kitchen Features: Appliance Color:**

Stainless

Extra Room: Other: Office **Dining Areas:** Breakfast Bar, Dining

Area

Kitchen Features: Dishwasher, Exhaust Fan, Garbage

Disposal, Gas Range, Island, Microwave

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: 2014.00 sq ft # of Garage Spaces: 4.00

Stories: One **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 Horse Facilities: No

Builder/New Constr.: Builder Warranty: Electric: Electric Company: Trico

Lennar

Subdivision Restrict: Deed Subdivision Restrict: Age Restrictions: No

Co-op Fee: \$2

Direction: S

Restrictions: Yes

Association & Fees: HOA: Yes Association & Fees: HOA Name: CCMC

Home Protection: Offered: No **Accessibility Option:** Door Levers

Assessments: \$0 Section: 24

Fire Protection: Included in Taxes Tax Code: 305-98-0900

Range: 15.00 Property Disclosures: Military Airport

Vcty, Public Airport Vcty

Special Listing Conditions: Public Report

Road Type: Paved **Road Maintenance:** County

Technology: Tile, None, Smart Panel, Smart **Terms:** Cash, Conventional, FHA, USDA, VA

Thermostat

Listing Office



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

747-0997

Listing Office Address: 7464 N La Cholla Blvd, Tucson, L

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 Neighborhood Feature: Park,Paved

Street, Sidewalks, Walking Trail

Fireplace Location: Other: None

Exterior Features: None

Primary Bathroom Features: Double

Vanity, Exhaust Fan, Shower Only

Pool: Conventional: No **Assoc Amenities:** Maintenance, Park

Laundry: Laundry Room Fireplace: None

Main Cooling: Ceiling Fans Pre-Wired, Central Air Main Heating: Forced Air, Natural Gas

Patio/Deck: Covered, Patio Pool: None

Security: Carbon Monoxide **Spa:** None, None

Detectors, None, Smoke Detector(s)

Water: City Water Heater: Natural Gas, Tankless Water

Htr

Window Covering: Some Gas: Natural

Guest Facilities: None

Nearby Schools

High School: Pantano High School Middle School: Corona Foothills

Elementary School: Sycamore

Fees and Taxes



Tax Year: 2022

Association & Fees: HOA Amt

(Monthly): \$59

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:

Quarterly

