



\$281,500

## 1763 AGUILA CT, RIO RICO, AZ 85648, USA

<https://rehomes.us>

READY TO MOVE IN! Seller willing to offer \$3000 concession for full price offer. This property is CONNECTED TO SEWER! Spacious 3 bd 2 ba split bedroom layout home sits on a cul-de-sac in Rio Rico East of I-19, a high desirable area. Upon the entrance you are welcomed by a sparkling porcelaine tile in an [...]

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



**Claudia Garibay-Acosta**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2022

**Days On Market:** 152

**County:** Santa Cruz

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 80 x 130

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10454.00 sq ft

**MLS #:** 22301247

**Bathrooms Full:** 2

**List Number Main:** 22301247

**Municipality/Zoning:** SCC - R-1

**View:** Desert,Mountains,Residential,Rural

Description

**Legal Description:** Sub Rio Rico Villas #12 Lot 15 Blk 609

Rooms

**Sauna Level:** Santa Cruz Valley United School District #35

**Laundry Level:** Large Laundry Room

**Dining Areas:** Dining Area

**Extra Room:** None

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal

Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure

**Garage/Carport Feat:** Electric Door Opener

**# of Carport Spaces:** 0.00

**Basement:** No

**Floor Covering: Other:** Porcelain Tile

**Fence: Other:** Block -Almost

**Construction:** Frame - Stucco

**Main House SqFt:** 1585.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Santa Fe

**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:** Rio Rico Villas 12

**Landscape - Front: Other:** Natural Desert

**Horse Facilities:** No

**Security: Other:** Ring door Installed

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,USDA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Horse Property:** No

**Electric: Electric Company:** Unisource

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Community:** Rio Rico Villas East

**Tax Code:** 120-01-015

**Road Type:** Paved

**Technology:** Built-Up, Alarm System,Cable TV,Telephone

---

## 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/](http://https://www.coldwellbankerhomes.com/az/green-valley/office/green-valley-continental/oid_3118/)

**Listing Member Phone:** (520)  
980-1271

---

## Units Information



**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Patio/Deck: Other:** Concrete

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Alarm Installed,Cameras

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Paved Street

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

---

## Nearby Schools

**High School:** Rio Rico High School

**Middle School:** Coatimundi Middle School

**Elementary School:** San Cayetano Elementary

---

## Fees and Taxes

**Tax Year:** 2022

