



**\$469,990**

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



## 17425 S MELPOMENE WAY, VAIL, AZ 85641, USA

<https://rehomes.us>

READY in NOV! Multigenerational living is simple with the Next Gen(r) suite in this two-story home, featuring a private entrance, living room, kitchen, bedroom and bathroom. The first level of the main home is host to an open concept living and dining space, plus the luxurious owner's suite. A loft and three bedrooms occupy the [...]



**Jill Jones**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2023

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 8931.00 sq ft

**MLS #:** 22322552

**Bathrooms Full:** 3

**List Number Main:** 22322552

**Municipality/Zoning:** Pima County - SP

**Township:** 17

Description

**Legal Description:** SANTA RITA RANCH III SQ20180920055 LOT 305

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Loft,None

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2749.00 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:** 4.00

**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 SQ20180920055

**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:** 305-76-0300

**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 Electric

**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

**Guest Facilities: Other:** NextGen

**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,None

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

