



**\$479,000**

**18045 E MOUNTAIN CANYON RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

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

Are you looking for peace and quiet with some of the BEST Mountain views and shining stars that Tucson has to offer? This is it! This 3 bed 2 bath home on almost 5 acres is ABSOLUTELY move in ready and fenced(about 1/4 acre)for your dogs. Bring your toys and telescope, kick back and enjoy [...]



**Amy Jo Stonemetz**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 4.75 acres

**Lot Dimensions:** irregular

**View:** Mountains,Panoramic,Rural,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 206909.00 sq ft

**MLS #:** 22403508

**Bathrooms Full:** 2

**List Number Main:** 22403508

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

**Township:** 15

Description

**Legal Description:** E2 E2 Sw4 Ne4 Exc N665.65' & Exc S15' 4.75 Ac Sec 21-15-17

Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Gas Cooktop,Island,Refrigerator

**Kitchen Features:** Countertops: granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** Elevated Lot,North/South Exposure

**# of Carport Spaces:** 2.00

**Basement:** No

**Construction:** Wood Frame

**# of Garage Spaces:** 0.00

**Style:** Contemporary

**Construction Status:** Existing

**Garage/Carport Feat:** over height carport, Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile, Wood

**Floor Covering: Other:** recycled rubber laun

**Main House SqFt:** 2542.00 sq ft

**Stories:** One

**Fence:** Field,Wood

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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:** N/A

**Landscape - Front: Other:** Desert Plantings,Natural Desert,Shrubs,Trees

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-78-040A

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

**Road Maintenance:** Owner Maintenance

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Natural Desert,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Level

**Section:** 21

**Fire Protection:** None

**Range:** 17.00

**Road Type:** Dirt

**Technology:** Metal, High Speed Internet,Satellite Dish

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## Listing Office



**ListingOfficeName:** eXp Realty

**Listing Office Phone:** (888) 897-7821

**Listing Office Address:** 1610 N Kolb, Tucson, AZ 85715

**Listing Office Url:**  
<http://www.exprealty.com>

**Listing Member Phone:** (520) 975-1006

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Plant Shelves,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Septic

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s)

**Pool: Conventional:** No

**Fireplace:** Firepit,Gas,Wood Burning

**Main Heating:** Electric,Heat Pump

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** Pvt Well (Registered)

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants,Shed,Workshop

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Deck,Patio,Paver

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Electric

**Gas:** Propane

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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge





# Fees and Taxes

Tax Year: 2023

