



**\$949,900**

## **18537 S AVA RIDGE PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

Gorgeous new home on an private 4.1 acre lot nestled in the foothills of the Santa Rita mountains with spectacular views in every direction! 12 foot high ceilings in great room and 10 foot high ceilings throughout the rest of the house. 4 bedrooms & 2 1/2 baths with a separate den/media room. Huge master [...]

- 4 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active



**Ronald Peetz**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 21

**County:** Pima

**Lot Acres:** 4.15 acres

**Lot Dimensions:** Irregular

**View:** City,Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 181055.00 sq ft

**MLS #:** 22325362

**Bathrooms Full:** 2

**List Number Main:** 22325362

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

**Township:** 17

Description

**Legal Description:** Ocotillo Preserve Lot 30

Rooms

**Sauna Level:** Vail

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

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

**Extra Room:** **Other:** Media Room or Den

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

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave

Building Details

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

**Garage/Carport Feat:** Electric Door Opener,Extended Length

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2951.00 sq ft

**# of Garage Spaces:** 3.00

**Stories:** One

**Style:** Contemporary

**Fence:** None

**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:** Ocotillo Preserve (1-42)

**Landscape - Front:** **Other:** Decorative Gravel,Low Care,Natural Desert

**Horse Property:** No

**Builder/New Constr.: Builder License #:** ROC 290625

**Builder/New Constr.: License Status:** Active

**Landscape - Rear:** **Other:** Decorative Gravel,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-38-0470

**Property Disclosures:** Other

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** No Insurance Claims History Report,No SPDS

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

**Direction:** S

**Horse Facilities:** No

**Builder/New Constr.: Builder Warranty:** ROC Warranty

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** OcotilloPreserve HOA

**Accessibility Option:** Door Levers,Level

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV,Pre-Wired Tele Lines,Smart Panel,Telephone

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## Listing Office

**ListingOfficeName:** Ron Peetz Realty, Inc.

**Listing Office Address:** 11364 E. Prince Road, Tucson, AZ 85749

**Listing Member Phone:** (520) 241-2700

**Listing Office Phone:** (520) 241-2700

**Listing Office Url:**  
<http://www.americabuilt.co>



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,High Ceilings 9+,Skylight(s),Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

**Neighborhood Feature:** None

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

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

**Sewer: Other:** Alternative Septic

**Assoc Amenities:** None

**Fireplace:** Gas,Wood Burning

**Main Heating:** Gas Pac

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Copper Ridge

**Middle School:** Corona Foothills

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$74

**Assoc Fees Includes:** Common Area Maint

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

