



\$1,650,000

18770 E CACTUS HL RD, VAIL, AZ 85641, USA

<https://rehomes.us>

Discover tranquility and seclusion within this breathtaking 53-acre estate, gracefully situated in the coveted X9 Ranch community and nestled against the Rincon Mountains. Adjacent to Saguaro National Park, this exceptional property provides a haven for nature enthusiasts, surrounded by endless natural beauty and wildlife. This truly custom-designed home showcases holistic finishes, creating a seamless and [...]

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



Lisette Wells-Makovic

Basics



Category: Residential
Status: Active
Bathrooms: 3.00 baths
Year built: 2009
Days On Market: 1
County: Pima
Lot Acres: 53.54 acres
Lot Dimensions: irregular
View: Desert,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence
Bedrooms: 3 beds
Lot size: 2332202.00 sq ft
MLS #: 22404085
Bathrooms Full: 3
List Number Main: 22404085
Municipality/Zoning: Vail - IR
Township: 15

Description

Legal Description: Pt Of S530.44' Of E2 Sec 15-15-17 & N1109.38' Of E2 Of Sec 22-15-17 53.58 Ac Aka Pt Of S530.44'

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Walk-In

Extra Room: Other: Library/Study

Kitchen Features: Electric Range,Island,Refrigerator

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Formal Dining Room

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Basement: No

Construction: Natural Material,Stucco Finish

of Garage Spaces: 2.00

Style: Southwestern

Construction Status: Existing

Garage/Carport Feat: Attached
Garage/Carport,Electric Door Opener

Floor covering: Wood

Floor Covering: Other: Stained Concrete

Main House SqFt: 3171.00 sq ft

Stories: One

Fence: None

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: X9 Ranch

Landscape - Front: Other: Natural Desert

Horse Property: Yes - By Zoning

Electric: Electric Company: TEP

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: X9 Ranch HOA

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 205-92-0020

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: Road Maintenance Agreement

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$2

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: (520) 760-7793

Accessibility Option: None

Section: 22

Fire Protection: Subscription

Range: 17.00

Road Type: Gravel

Technology: Built-Up - Reflect, None



Listing Office

ListingOfficeName: Redfin

Listing Office Phone: (520) 744-6917

Listing Office Address: 5285 E William Cir Ste 1065,
Tucson, AZ 85711

Listing Office Url:
<http://www.redfin.com>

Listing Member Phone: (520) 441-1621

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Exposed Beams,Foyer,High Ceilings 9+,Non
formaldehyde Cabinets,Split Bedroom Plan,Storage,Walk
In Closet(s)

Sewer: Septic

Neighborhood Feature: Gated,Horses Allowed

Primary Bathroom Features:
Separate Shower(s),Soaking Tub

Fireplace Location: Other: Great Room,Primary
Bedroom

Water: Other: Rincon Water

Pool: Conventional: No

Laundry: Laundry Room

Fireplace: Wood Burning

Main Cooling: Central Air,Zoned

Main Heating: Electric,Heat Pump,Zoned

Patio/Deck: Covered,Patio

Security: Alarm Installed,Smoke Detector(s)

Spa: None, None

Water: Water Company

Water Heater: Electric

Window Covering: Some

Gas: None

Guest Facilities: None

Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Ocotillo Ridge

Fees and Taxes



Tax Year: 2023

**Association & Fees: HOA Amt
(Monthly):** \$177.08

Association & Fees: HOA Payment Frequency:
Quarterly

