



**\$575,000**

## **3335 E CANYONEER DR, VAIL, AZ 85641, USA**

<https://rehomes.us>

NEW INCENTIVE! Builder is offering a 2 point buy down toward your interest rate. Buy now at yesterdays rates! New construction home in Whetstones Shadows subdivision! NO HOA! Toys, boats, RVs, Trailers allowed! This gorgeous home in Vail sits on .88 acres of beautiful land. At 2154 sq ft, there are 4 beds, 2 baths [...]

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



**Ranel Cox**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Days On Market:** 7

**County:** Pima

**Lot Acres:** 0.88 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 38415.10 sq ft

**MLS #:** 22313588

**Bathrooms Full:** 2

**List Number Main:** 22313588

**Municipality/Zoning:** Pima County - GR1

**Township:** 17

Description

**Legal Description:** WHETSTONES SHADOWS II SQ20210200128 LOT 35

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Closet

**Extra Room:** None

**Kitchen Features: Countertops:** granite

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

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

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2154.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** N/A

**Landscape - Front: Other:** Low Care

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Entry,Level,Roll-In Shower,Wide Doorways

**Section:** 3

**Fire Protection:** Subscription

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, High Speed Internet,Smart Panel,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Home Protection: Plan By:** 2-10 Structural

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-40-2520

**Property Disclosures:** Other,Unknown

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7423 E Tanque Verde, Tucson, AZ 85715

**Listing Member Phone:** (520) 331-5221

**Listing Office Phone:** (520) 290-2335

**Listing Office Url:** <https://www.tierraantigua.com/>

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## Amenities & Features



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

**Sewer:** Septic

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

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric,Forced Air

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Horses  
Allowed,Paved Street

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Acacia

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2022

