



**\$367,500**

## **432 S BLUE RIVER LOOP, VAIL, AZ 85641, USA**

<https://rehomes.us>

This beautiful well maintained 3BR/2BA split floor plan home with open space behind has an oversized back patio W/ stunning views of sunsets, mountains and twinkling city lights. Great room floor plan with large kitchen, Granite counter tops, large island, breakfast nook, laminate wood flooring and dining room W/ cove detailed ceiling. The master suite [...]

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



**Jeremy Groch**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2003  
**Days On Market:** 23  
**County:** Pima  
**Lot Acres:** 0.22 acres  
**Lot Dimensions:** 81 x 115 X 81 X 118  
**View:** City,Mountains,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 9496.00 sq ft  
**MLS #:** 22404856  
**Bathrooms Full:** 2  
**List Number Main:** 22404856  
**Municipality/Zoning:** Pima County - SP  
**Township:** 17

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## Description

**Legal Description:** From Parcel:30524218B /Santa Rita Ranch Lot 21

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## Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Breakfast Nook,Dining Area

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Hookup Available,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite  
**Kitchen Features:**  
**Appliance Color:** Stainless  
**Extra Room:** None

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## Building Details



**Lot Features:** East/West Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 1945.00 sq ft  
**Stories:** One  
**Fence:** Block,Shared Fence,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener  
**Floor covering:** Carpet, Ceramic Tile, Laminate  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Contemporary  
**Construction Status:** Existing

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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.

**Special Listing Conditions:** None

**Subdivision Name:** Santa Rita Ranch (1-359), (Blk 1&2)  
**Co-op Fee:** \$3

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

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Accessibility Option:** Level

**Driveway:** To Property Line

**Assessments:** \$0

**Section:** 13

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-24-3850

**Range:** 15.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

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

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

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

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

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

**Listing Member Phone:** (520) 440-0986

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Split Bedroom  
Plan,Walk In Closet(s)

**Neighborhood Feature:** Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** Forced Air,Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

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

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Corona Foothills

**Elementary School:** Sycamore





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$34

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

