



**\$419,900**

## **477 W ABERDEEN PL, VAIL, AZ 85641, USA**

<https://rehomes.us>

RANGE PRICED FOR YOU BUYERS! Seller's willing to help with Buyer closing costs/buying down rate/etc. If you need or want it! This Azalea Floorplan with 3bed 2bath has an open concept great room and split bedroom floorplan is tucked away in a cul-de-sac, with close mountain views to the south and beautiful sunsets to the [...]

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



**Lisa Gregory PLLC**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2021  
**Days On Market:** 12  
**County:** Pima  
**Lot Acres:** 0.20 acres  
**Lot Dimensions:** irregular  
**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 8712.00 sq ft  
**MLS #:** 22408932  
**Bathrooms Full:** 2  
**List Number Main:** 22408932  
**Municipality/Zoning:** Pima County - CR3  
**Township:** 17

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## Description

**Legal Description:** NEW TUCSON UNIT NO 8 LOT 83 EXC MINERAL RIGHTS BELOW 30-FT MAP REF:PLAT: 84

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Oven,Gas Range,Microwave,Reverse Osmosis

**Kitchen Features:**  
**Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

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## Building Details



<b>Lot Features:</b> Adjacent to Wash,East/West Exposure	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1583.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Modern,Southwestern
<b>Fence:</b> Block,View Fence	<b>Construction Status:</b> Existing

**Miscellaneous**

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> New Tucson Unit NO. 8 (1-455)	<b>Co-op Fee:</b> \$3
<b>Landscape - Front:</b> <b>Other:</b> Low Care	<b>Direction:</b> W
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric:</b> <b>Electric Company:</b> TRICO	<b>Landscape - Rear:</b> <b>Other:</b> Low Care
<b>Driveway:</b> <b>Paved:</b> Concrete	<b>Subdivision Restrict:</b> <b>Deed Restrictions:</b> Yes
<b>Subdivision Restrict:</b> <b>Age Restrictions:</b> No	<b>Association &amp; Fees:</b> <b>HOA:</b> Yes
<b>Association &amp; Fees:</b> <b>HOA Transfer Fee:</b> \$400	<b>Association &amp; Fees:</b> <b>HOA Name:</b> Sycamore Vista
<b>Home Protection:</b> <b>Offered:</b> No	<b>Accessibility Option:</b> Wide Hallways
<b>Driveway:</b> Car(s) Pad	<b>Assessments:</b> \$0
<b>Section:</b> 23	<b>Community:</b> None
<b>Fire Protection:</b> Included in Taxes	<b>Tax Code:</b> 305-33-0830
<b>Range:</b> 15.00	<b>Property Disclosures:</b> Seller Prop Disclosure
<b>Road Type:</b> Paved	<b>Road Maintenance:</b> County
<b>Technology:</b> Tile, Smart Panel	<b>Terms:</b> Cash,Conventional,FHA,Seller Concessions,Submit,VA

**Listing Office**



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 585-4720

**Listing Office Address:** 9172 S Houghton Rd No. 110, Tucson, AZ 85747

**Listing Office Url:**  
[www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (619) 403-6769

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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+

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Shower & Tub

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Solar Screens

**Neighborhood Feature:** Sidewalks

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Copper Ridge

**Middle School:** Corona Foothills





# Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt  
(Monthly): \$24.58

Association & Fees: HOA Payment Frequency:  
Quarterly

