



**\$2,790,000**

## **6200 S X9 RANCH RD, VAIL, AZ 85641, USA**

<https://rehomes.us>

Nestled on the outskirts of Saguaro National Park, concealed within the confines of an exclusive gated community, lies this exquisite estate spanning over an expansive 37+/- acres, offering seclusion and ample space to relish the natural surroundings. Meticulously crafted, the main and guest homes, totaling 9,000 square feet, have been thoughtfully designed to harmonize with [...]

- 5 beds
- 9.00 baths
- Single Family Residence
- Residential
- Active



**Aaron Lieberman**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 9.00 baths

**Year built:** 2002

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 37.09 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Rural,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 1615634.00 sq ft

**MLS #:** 22315070

**Bathrooms Full:** 8

**List Number Main:** 22315070

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

**Township:** 15

Description

**Legal Description:** From Parcel:20583001A /Ptn N2 Se4 37.09 Ac Sec 9-15-17 Aka Parcel 30 X-9 Ranch Phase II Rs 1/38

Rooms

**Sauna Level:** Vail

**Dining Areas:** Breakfast Bar,Formal Dining Room

**Kitchen Features:** Dishwasher,Gas Range,Prep Sink,Refrigerator,Reverse Osmosis

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

**Extra Room:** Exercise Room,Library,Media,Office,Storage,Studio

Building Details



**Lot Features:** Dividable  
Lot,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 7564.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

**Garage/Carport Feat:** Attached  
Garage/Carport,Separate Storage Area

**Floor covering:** Carpet, Mexican Tile, Stone

**Construction:** Masonry Stucco

**# of Garage Spaces:** 3.00

**Style:** Mediterranean,Spanish Mission

**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.

**Subdivision Name:** X9 Ranch

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Natural Desert,Sprinkler/Drip,Trees

**Horse Property:** Yes - By Zoning

**Guest House SqFt:** 1490.0000

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** X9 Ranch Owners

**Home Protection: Offered:** No

**Driveway:** Circular

**Section:** 9

**Fire Protection:** None

**Range:** 17.00

**Road Type:** Dirt

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Surround Sound

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** Yes

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$250

**Association & Fees: HOA Telephone:** 520-760-7793

**Accessibility Option:** Wide Doorways,Wide Hallways

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-83-001G

**Property Disclosures:** Affidavit of Disclosure,Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,Submit

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

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

**Listing Member Phone:** (520) 273-2273

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

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



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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Exposed Beams,High Ceilings 9+,Skylights,Solar Tube(s),Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

**Sewer:** Septic

**Primary Bathroom Features:** 2 Primary Baths,Bidet,Jetted Tub,Separate Shower(s)

**Patio/Deck: Other:** rooftop patio

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

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Security:** Prewired,Smoke Detector(s)

**Water:** Private Well

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** BBQ-Built-In,Courtyard,Fountain

**Neighborhood Feature:** Gated,Horse Facilities,Horses Allowed,Jogging/Bike Path,Walking Trail

**Fireplace Location: Other:** Kitchen,Living Room,Patio,Primary Bedroom, Media Room

**Pool: Conventional:** Yes

**Fireplace:** Gas

**Main Heating:** Natural Gas,Zoned

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Propane

**Gas:** Propane

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# Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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# Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$177

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

