



\$1,850,000

6355 S UPPER VALLEY RD, VAIL, AZ 85641, USA

<https://rehomes.us>

This dream ranch is range-priced between \$1.85 million to \$2.1 million, offered on the lower end below the recent appraisal value. Welcome to Open Sky Ranch, where luxury living meets pristine nature. This exclusive gated community is nestled within the X9 Ranch Subdivision, bordering the stunning Saguaro National Park in Tucson East. With over 50 acres [...]

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



Aaron Lieberman

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1985

Days On Market: 4

County: Pima

Lot Acres: 50.88 acres

Lot Dimensions: 626 X 895 X 1015 X 776 X 1285 (approx)

View: Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 2073456.00 sq ft

MLS #: 22321484

Bathrooms Full: 3

List Number Main: 22321484

Municipality/Zoning: Pima County - RH

Township: 15

Description

Legal Description: From Parcel:001010010 /Irr Pcl Being Ptn Lots 1 2 6 7 8 & 9 Sec 10 & Sm Tri Pcl In Ne4 Nw4 Sec 15 Also Known As Lot 14

Rooms

Sauna Level: Vail

Kitchen Features: **Appliance Color:** Stainless

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area,Great Room

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Gas Cooktop,Refrigerator,Reverse Osmosis

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

Extra Room: **Other:** Speak Easy

Extra Room: Exercise Room,Loft,Media

Building Details



Lot Features: Adjacent to Wash,East/West Exposure,Elevated Lot

of Carport Spaces: 0.00

Basement: No

Construction: Burnt Adobe

of Garage Spaces: 3.00

Style: Territorial

Construction Status: Existing

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Ceramic Tile, Wood

Floor Covering: Other: Brick

Main House SqFt: 4479.00 sq ft

Stories: One

Fence: Wire

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,Sprinkler/Drip,Trees

Horse Property: No

Guest House SqFt: 727.0000

Landscape - Rear: Other: Desert Plantings,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: No

Association & Fees: HOA: Yes

Association & Fees: HOA Name: X9 Ranch Association

Home Protection: Offered: No

Driveway: Circular

Section: 10

Fire Protection: None

Range: 17.00

Road Type: Pavers

Technology: Built-Up - Reflect, High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$250

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

Accessibility Option: Roll-In Shower,Wide Doorways,Wide Hallways

Assessments: \$0

Community: None

Tax Code: 205-77-0210

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit

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/>

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Exposed Beams,High Ceilings 9+,Skylights,Split Bedroom Plan,Storage,Walk In Closet(s)

Sewer: Septic

Primary Bathroom Features: Double Vanity,Jetted Tub,Separate Shower(s)

Water: Other: Rincon Water

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Zoned

Patio/Deck: Covered,Patio,Paver

Spa: Hot Tub, Hot Tub

Water Heater: Electric

Gas: Propane

Exterior Features: Fountain,Shed,Waterfall/Pond

Neighborhood Feature: Gated

Fireplace Location: Other: Den,Guest Quarters,Living Room,Patio, 2 bedrooms

Pool: Conventional: Yes

Fireplace: Wood Burning,Wood Burning Stove

Main Heating: Electric

Security: Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: House

Nearby Schools

High School: Vail Dist Opt

Middle School: Old Vail

Elementary School: Ocotillo Ridge

Fees and Taxes

Tax Year: 2022

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

Assoc Fees Includes: Gated Community

Association & Fees: HOA Payment Frequency: Quarterly

