



## 6593 E VIA ARROYO LARGO, TUCSON, AZ 85756, USA

<https://rehomes.us>

Interest rate buydown and closing cost assistance from seller available in your brand new 2023-built Richmond American "Pearl" model retreat located in the award winning Vail School District. The heart of this home is an inviting and bright, light-filled kitchen with premium wood-look durable glazed porcelain tile, white quartz countertops, extended upper cabinets, and spacious [...]



**John DeLalla**

**\$439,900**

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



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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 14

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 52'x100'

**View:** City,Desert,Mountains,Rural,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5445.00 sq ft

**MLS #:** 22322711

**Bathrooms Full:** 3

**List Number Main:** 22322711

**Municipality/Zoning:** Tucson - PAD-7

**Township:** 15

Description

**Legal Description:** LA ESTANCIA DE TUCSON LOT 690

Rooms

**Sauna Level:** Vail

**Kitchen Features:**  
**Countertops:** Quartz

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Dark Room,Loft,Storage

**Laundry Level:** Upstairs

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Building Details



**Lot Features:** Adjacent to Wash,Borders  
Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2367.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**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.

**Subdivision Name:** La Estancia De Tucson  
(1-330)

**Landscape - Front: Other:** Decorative  
Gravel,Desert Plantings,Low  
Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:**  
\$165

**Association & Fees: HOA Telephone:**  
5204485300

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed  
Internet,Pre-Wired Sat Dish,Pre-Wired Tele  
Lines,Telephone

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:**  
Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** La Estancia

**Home Protection: Offered:** Yes

**Driveway:** Car(s) Pad

**Section:** 18

**Tax Code:** 141-41-0260

**Property Disclosures:** Insurance Claims  
History Report,Military Airport Vcty,Public  
Airport Vcty,Seller Prop Disclosure

**Road Maintenance:** City

**Terms:** Cash,Conventional,Exchange,FHA,For  
Rent,Owner Carry,Seller Concessions,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) 477-9524

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Dual Pane Windows,High Ceilings  
9+,Storage

**Neighborhood Feature:** Athletic Facilities,Basketball  
Court,Jogging/Bike  
Path,Park,Pickleball,Pool,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pickleball,Pool

**Fireplace:** None

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:**  
Double Vanity,Exhaust Fan,Low  
Flow Showerhead,Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer  
Hookup,Gas Dryer Hookup,Laundry  
Room

**Main Cooling:** Ceiling Fans Pre-  
Wired,Central Air

**Patio/Deck:** Covered

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools



**High School:** Vail Dist Opt  
**Elementary School:** Mesquite

**Middle School:** Desert Sky

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## Fees and Taxes

**Tax Year:** 2023  
**Association & Fees: HOA Amt (Monthly):** \$55

**Assoc Fees Includes:** Common Area Maint  
**Association & Fees: HOA Payment Frequency:** Quarterly

