



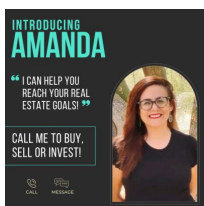
**\$355,000**

## **7067 VUELTA AGUARACHAY, TUCSON, AZ 85756, USA**

<https://rehomes.us>

STUNNING home in the amazing new community of La Estancia, in the award-winning Vail school district! La Estancia features parks, pools, trails, splashpad and more! Only 3 years old and was a Meritage model, upgraded with all the bells and whistles! If you try to build a home with these upgrades, you will pay much [...]

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



**Amanda Gutierrez**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 10

**County:** Pima

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 40 x 119 x 40 x 120

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 4792.00 sq ft

**MLS #:** 22320189

**Bathrooms Full:** 2

**List Number Main:** 22320189

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

**Township:** 15

Description

**Legal Description:** La Estancia De Tucson Block 26 Lot 15 Sq20192310424

Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Range,Island,Refrigerator,Reverse Osmosis

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

Building Details



|                                       |  |
|---------------------------------------|--|
| <b>Lot Features:</b> Subdivided       | <b>Garage/Carport Feat:</b> Attached Garage Cabinets,Attached Garage/Carport |
| <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> 1602.00 sq ft | <b># of Garage Spaces:</b> 2.00  |
| <b>Stories:</b> One                   | <b>Style:</b> Contemporary   |
| <b>Fence:</b> Block                   | <b>Construction Status:</b> 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,Low Care,Shrubs

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Check w/builder

**Landscape - Rear: Other:** Decorative Gravel

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Telephone:** (520) 448-5300

**Accessibility Option:** Door Levers,Wide Hallways

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 19

**Tax Code:** 141-36-7120

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

**Road Maintenance:** City

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



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## Listing Office

**ListingOfficeName:** Sunset View Realty, LLC

**Listing Office Phone:** (520) 401-2600

**Listing Office Address:** 2292 W Magee Rd,  
Ste 270 Office 5, Tucson, AZ 85742

**Listing Office Url:**  
<http://www.sunsetviewrealty.com>

**Listing Member Phone:** (520) 282-9213

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Split Bedroom  
Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Slab

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball  
Court,Jogging/Bike Path,Park,Paved  
Street,Pool,Sidewalks,Street Lights

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool

**Fireplace:** None

**Main Heating:** Gas Pac

**Security:** Alarm Installed,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:** Old Vail

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## Fees and Taxes

**Tax Year:** 2022  
**Association & Fees: HOA Amt (Monthly):** \$52

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

