



\$995,000

7171 S X9 RANCH RD, VAIL, AZ 85641, USA

<https://rehomes.us>

This home is absolutely Arizona! Welcome home to your own 36 acres of pristine natural desert that surrounds a beautiful 4381 sq ft, 5 bedroom, 3 bath, 2 car garage ranch house. Entry is graced by double wood doors & rock fireplace that can be seen from every living area of the home. Wood beams [...]

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



Jeffrey Fuenning

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1985

Days On Market: 13

County: Pima

Lot Acres: 36.01 acres

Lot Dimensions: 1400 X 1255 X 1385 X 1085

View: City,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 5 beds

Lot size: 1568596.00 sq ft

MLS #: 22406178

Bathrooms Full: 3

List Number Main: 22406178

Municipality/Zoning: Vail - RH

Township: 15

Description

Legal Description: Ptn W1385' S1255.7" SW4 Aka Lot 77 X-9 Ranch 36.01 Ac Sec 16-15-17

Rooms

Sauna Level: Vail

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Pantry: Closet

Extra Room: Other: Dining Areas: Breakfast Nook,Dining Area,Great Room

Extra Room: Loft

Sun Room

Kitchen Features: Compactor,Convection Oven,Desk,Electric Cooktop,Garbage Disposal,Island,Microwave,Refrigerator,Wet Bar

Building Details



Lot Features: Hillside Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 4381.00 sq ft

Stories: One

Fence: Slump Block

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Mexican Tile

Construction: Concrete Block

of Garage Spaces: 2.00

Style: Ranch

Construction Status: Existing

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: Low Care,Natural Desert,Shrubs,Trees

Horse Property: Yes - By Zoning

Electric: Electric Company: TEP

Driveway: Paved: Gravel

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 205-85-0130

Property Disclosures: Affidavit of Disclosure,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: No Insurance Claims History Report

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Desert Plantings,Low Care,Natural Desert,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 16

Fire Protection: Included in Taxes

Range: 17.00

Road Type: Dirt

Technology: Built-Up - Reflect,Tile, High Speed Internet,Telephone

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

Listing Member Phone: (520) 780-1374

Amenities & Features

Interior Features: Central Vacuum,Dual Pane Windows,High Ceilings 9+,Vaulted Ceilings,Walk In Closet(s),Water Softener,Wet Bar,Wine Cellar

Sewer: Septic

Electric: Solar PV System

Fireplace Location: Other: Great Room,Kitchen

Spa: Other: propane

Green Features: Solar,Water

Main Cooling: Ceiling Fans,Zoned

Patio/Deck: Covered,Patio,Paver

Security: Cameras,Gated,Rolling Security Shutters,Smoke Detector(s)

Water: Private Well,Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: Fountain,Native Plants,Rain Barrel/Cistern(s),Solar Screens

Neighborhood Feature: Gated,Walking Trail

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

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Laundry Room,Sink

Fireplace: Bee Hive,See Through,Wood Burning

Main Heating: Electric,Heat Pump

Pool: None

Spa: Conventional, Conventional

Water Heater: Electric

Gas: None

Nearby Schools

High School: Vail High School

Middle School: Old Vail

Elementary School: Ocotillo Ridge





Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Gated
Community,Street Maint

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

Association & Fees: HOA Payment Frequency:
Quarterly

