



**\$550,000**

## **7325 S PISTOL HILL RD, VAIL, AZ 85641, USA**

<https://rehomes.us>

This is it! Welcome to your own private oasis with panoramic views. This custom built home on over 4 acres has the peace and privacy you desire plus so much more. Enjoy the wildlife on your extended covered patio and watch the rain across the desert. The Santa Fe style home boasts 2 bedrooms and [...]

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



**Josh Berkley**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1994

**Days On Market:** 5

**County:** Pima

**Lot Acres:** 4.43 acres

**Lot Dimensions:** 616' x 645' x 890'

**View:** Mountains,Panoramic

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 192970.00 sq ft

**MLS #:** 22418424

**Bathrooms Full:** 2

**List Number Main:** 22418424

**Municipality/Zoning:** Vail - RH

**Township:** 15

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## Description

**Legal Description:** From Parcel: 20578020A/Nely Tri Ptn Ne4 Ne4 Ne4 4.43 AC Sec 21-15-17

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## Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Desk,Dishwasher,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** granite

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

**Extra Room:** Arizona Room

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## Building Details



<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> Electric Door Opener,Extended Length,Utility Sink
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Ceramic Tile, Laminate
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1677.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Santa Fe
<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:** Unsubdivided

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Variance

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-78-020C

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

**Road Maintenance:** Owner Maintenance

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Artificial Turf,Desert Plantings,Flower Beds,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 21

**Fire Protection:** Included in Taxes

**Range:** 17.00

**Road Type:** Dirt

**Technology:** Built-Up - Reflect, None

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## Listing Office



**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 378-1000

**Listing Office Address:** 185 S Moorman Ave, Sierra Vista, AZ 85635

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

**Listing Member Phone:** (520) 559-4399

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Skylights,Walk In Closet(s)

**Sewer:** Septic

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

**Water: # Of Shared Well:** 2

**Assoc Amenities:** None

**Fireplace:** Bee Hive

**Main Heating:** Electric

**Security:** None

**Water:** Shared Well

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In

**Neighborhood Feature:** Horse Facilities,Horses Allowed

**Fireplace Location: Other:** Living Room,Primary Bedroom

**Pool: Conventional:** Yes

**Laundry:** Dryer,In Garage,Washer

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

