



\$769,900

**7651 S RINCON VALLEY RANCH RD, VAIL, AZ
85641, USA**

<https://rehomes.us>

Range Price Listing. Sellers will consider or counter offers between \$769,900 and \$789,900. Opportunity to live in a serene environment... Peaceful & quiet... no noise! RECENTLY ADDED \$35K IN ROAD IMPROVEMENTS (Portions of Road access concrete & widened back road to horse area). Meticulously maintained & detailed custom home on 4.19 acres of horse property. [...]

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



Lisa Stokoe

Basics



Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 3.00 baths	Lot size: 182516.00 sq ft
Year built: 2003	MLS #: 22404040
Days On Market: 1	Bathrooms Full: 3
County: Pima	List Number Main: 22404040
Lot Acres: 4.19 acres	Municipality/Zoning: Pima County - RH
Lot Dimensions: Irregular	Township: 15
View: Mountains,Panoramic,Sunrise,Sunset	

Description

Legal Description: Ptn W427.78' E1299.78' S554.1' N1985.04' W2 Ne4 4.19 Ac Sec 24-15-16
Aka Ptn Nwly Pcl 4 Rs 5/5

Rooms

Sauna Level: Vail	Kitchen Features:
	Countertops: Grnt
Kitchen Features: Pantry: Walk-In	Kitchen Features:
	Appliance Color: Stainless
Dining Areas: Breakfast Bar,Formal Dining Room	Extra Room: None
Kitchen Features: Convection Oven,Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Prep Sink,Refrigerator,Water Purifier	

Building Details



Lot Features: Adjacent to Wash,Hillside Lot,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2330.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener,Extended Length

Floor covering: Carpet, Stone

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

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: Unsubdivided

Landscape - Front: Other: Decorative Gravel,Low Care,Natural Desert,Shrubs,Trees

Horse Property: Yes - By Zoning

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: No

Accessibility Option: Wide Hallways

Assessments: \$0

Community: None

Tax Code: 205-64-095E

Property Disclosures: Affidavit of Disclosure,Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: Road Maintenance Agreement

Terms: Cash,Conventional,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: Yes

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Driveway: Car(s) Pad,To Property Line

Section: 24

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Dirt

Technology: Tile, Satellite Dish,Telephone

Listing Office



ListingOfficeName: Lighthouse Realty

Listing Office Phone: (520) 247-6633

Listing Office Address: 10220 N Rancho
Sonora Drive, Oro Valley, AZ 85737

Listing Office Url:
<http://www.lighthouse Realtytucson.com>

Listing Member Phone: (520) 247-6633

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane
Windows,Fire Sprinklers,High Ceilings 9+,Split
Bedroom Plan,Vaulted Ceilings,Walk In
Closet(s),Water Purifier,Water Softener

Neighborhood Feature: None

Fireplace Location: Other: Great Room

Pool: Conventional: No

Laundry: Laundry Room,Storage

Main Cooling: Ceiling Fans,Central Air,Gas,Zoned

Patio/Deck: Covered,Slab

Security: Prewired

Water: Shared Well

Window Covering: Stay

Guest Facilities: None

Sewer: Septic

Primary Bathroom Features: Double
Vanity,Exhaust Fan,Separate
Shower(s),Soaking Tub,Water Sense Shower
Head

Water: # Of Shared Well: 8

Assoc Amenities: None

Fireplace: Gas,See Remarks

Main Heating: Forced Air,Natural
Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Propane

Gas: Propane

Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Acacia

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: None

