



**\$762,400**

**7555 S RINCON VALLEY RANCH RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Range Price Listing. Seller will consider or counter offers between \$762,400 and \$794,900. Seller will contribute towards Buyer buy down with acceptable offer. Inquire with Listing Agent for more details. Meticulously maintained & detailed custom home on 4.19 acres of horse property. Home sits elevated with panoramic views and natural desert surroundings. Upgrades completed w/ impeccable [...]

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



**Lisa Stokoe**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 3.00 baths	<b>Lot size:</b> 182516.00 sq ft
<b>Year built:</b> 2003	<b>MLS #:</b> 22224845
<b>Days On Market:</b> 278	<b>Bathrooms Full:</b> 2
<b>County:</b> Pima	<b>List Number Main:</b> 22224845
<b>Lot Acres:</b> 4.19 acres	<b>Municipality/Zoning:</b> Pima County - RH
<b>Lot Dimensions:</b> Irregular	<b>Township:</b> 15
<b>View:</b> Mountains,Panoramic,Sunrise,Sunset	

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# Description

**Legal Description:** Ptn W427.78' E1299.78' S554.1' N1985.04' W2 Ne4 4.19 Ac Sec 24-15-16  
Aka Ptn Nwl

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# Rooms

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

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# Building Details



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

**# of Carport Spaces:** 3.00

**Floor covering:** Carpet, Stone

**Fence: Other:** East Boundary Only

**Main House SqFt:** 2330.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener,Extended Length

**Roof: Other:** Rolled over patio

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Unsubdivided

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

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Dirt

**Technology:** Tile, Satellite Dish,Telephone

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** Yes

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-64-095E

**Property Disclosures:** Affidavit of Disclosure,Insurance Claims History Report,Road Maint. Agreement,Seller Prop Disclosure

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash,Conventional,VA



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## 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.lighthouserealtytucson.com>

**Listing Member Phone:** (520) 247-6633

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## Units Information

**Unit Level:** 1

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## 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

**Patio/Deck: Other:** Full Length

**Assoc Amenities:** None

**Fireplace:** Gas,See Remarks

**Main Heating:** Forced Air,Natural Gas,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Propane

**Gas:** Propane

**Sewer:** Septic

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

**Water: # Of Shared Well:** 8

**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



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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Acacia

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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

