



**\$417,000**

**7605 S RINCON VALLEY RANCH RD, VAIL, AZ  
85641, USA**

<https://rehomes.us>

Harmony of Nature and Construction. A rare opportunity to own a personal sanctuary. Classic Rammed Earth construction. Passive solar design. Classic features; brick floors, dramatic ceiling height, soft earth tone colored interior walls, match the surrounding color of the land. True Magic! Energy Efficient Design. South facing clear story windows illuminate rooms with natural light [...]

- 1 bed
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Joan Caruso**



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## Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 1.00 bath  
**Year built:** 1996  
**Days On Market:** 29  
**County:** Pima  
**Lot Acres:** 4.23 acres  
**Lot Dimensions:** Approx 300' X 635'  
**View:** Mountains

**Type:** Single Family Residence  
**Bedrooms:** 1 bed  
**Lot size:** 184259.00 sq ft  
**MLS #:** 22326817  
**Bathrooms Full:** 1  
**List Number Main:** 22326817  
**Municipality/Zoning:** Pima County - SH  
**Township:** 15

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## Description

**Legal Description:** PTN PCL 4 RS 5/5 AKA PTN W315' E872.23' N648.54' S1168.85' SW4 NE4 4.14 AC SEC 24-15-16

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## Rooms

**Sauna Level:** Vail  
**Dining Areas:** Dining Area  
**Kitchen Features:** Gas Range

**Kitchen Features:** **Pantry:** Closet  
**Extra Room:** None

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## Building Details



**Lot Features:** North/South Exposure  
**# of Carport Spaces:** 2.00  
**Style: Other:** Passive Solar  
**Construction:** Rammed Earth  
**# of Garage Spaces:** 0.00  
**Style:** Southwestern  
**Construction Status:** Existing

**Garage/Carport Feat:** Additional Carport  
**Basement:** No  
**Floor Covering: Other:** Brick  
**Main House SqFt:** 1089.00 sq ft  
**Stories:** One  
**Fence:** Wire,Wrought Iron

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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:** N/A

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

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

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

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

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Dirt

**Technology:** Metal, None

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

**Listing Member Phone:** (520) 907-1828

**Listing Office Phone:** (520) 745-4545

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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Vaulted Ceilings

**Neighborhood Feature:** None

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** In Bathroom,Washer

**Fireplace:** None

**Main Heating:** Forced Air,Heat Pump

**Security:** None

**Water:** Well Agreement

**Window Covering:** Some

**Guest Facilities:** None

**Sewer:** Septic

**Primary Bathroom Features:** Exhaust  
Fan,Soaking Tub

**Water: # Of Shared Well:** 6

**Assoc Amenities:** None

**Green Features:** Building Materials

**Main Cooling:** Central Air,Heat Pump

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas,Propane

**Gas:** Propane

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Ocotillo Ridge

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** None

