



**\$415,000**

**7665 S VIA CASA DE CAMPO, TUCSON, AZ  
85756, USA**

<https://rehomes.us>

Welcome home to your 2384' Meritage home built in 2023 with an assumable 4.99% mortgage in the award-winning Vail School District. With 4 bedrooms, 2.5 bathrooms, and an upstairs loft, this home offers plenty of flexible space. The main floor features beautiful upgraded long wood-look tile, a large great room with an upscale, open kitchen [...]

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



**John DeLalla**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 110'x40'

**View:** Mountains,Panoramic,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 4400.00 sq ft

**MLS #:** 22325690

**Bathrooms Full:** 2

**List Number Main:** 22325690

**Municipality/Zoning:** Tucson - PAD-7

**Township:** 15

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## Description

**Legal Description:** La Estancia De Tucson Phase 2 Parcel 1 Lot 191

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Gas Hookup Available,Gas Oven,Gas Range,Island,Microwave

**Kitchen Features:**

**Countertops:** Quartz

**Kitchen Features:**

**Appliance Color:** Stainless

**Extra Room:** Loft

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## Building Details



**Lot Features:** East/West Exposure  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 2384.00 sq ft  
**Stories:** Two  
**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Carpet, Ceramic Tile  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**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.

**Special Listing Conditions:** None

**Subdivision Name:** La Estancia De Tucson (1-330) **Co-op Fee:** \$3

**Landscape - Front: Other:** Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Landscape - Rear: Other:** None

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$165

**Association & Fees: HOA Name:** La Estancia

**Association & Fees: HOA Telephone:** 5204485300

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Driveway:** Car(s) Pad

**Assessments:** \$0

**Section:** 19

**Fire Protection:** Included in Taxes

**Tax Code:** 141-43-1910

**Range:** 15.00

**Property Disclosures:** Insurance Claims History Report,Military Airport Vcty,Public Airport Vcty,Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Smart Thermostat

**Terms:** Assumption,Cash,Conventional,FHA,Seller Concessions,Submit,Trade,VA



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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Phone:** (520) 290-2335

**Listing Office Address:** 7423 E Tanque Verde,  
Tucson, AZ 85715

**Listing Office Url:**  
<https://www.tierraantigua.com/>

**Listing Member Phone:** (520) 477-9524

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),High Ceilings 9+,Primary Downstairs,Walk In Closet(s)

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Park,Paved Street,Pickleball,Pool,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pickleball,Pool

**Fireplace:** None

**Main Heating:** Natural Gas

**Security:** Alarm Leased,Cameras,Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Vail Dist Opt

**Middle School:** Desert Sky

**Elementary School:** Mesquite

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## **Fees and Taxes**

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt  
(Monthly):** \$55

**Association & Fees: HOA Payment Frequency:**  
Quarterly

