



**\$307,990**

**8780 E CANYON WALNUT WY, VAIL, AZ  
85641, USA**

<https://rehomes.us>

This new home has everything needed for modern living on a single level. An inviting open floorplan combines the kitchen with the living and dining areas, and a bedroom and full bathroom are located off the entry. Two additional bedrooms are tucked away to the side of the home, including the luxurious owner's suite, complete [...]

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



**Jill Jones**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2024

**Days On Market:** 26

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7387.00 sq ft

**MLS #:** 22415454

**Bathrooms Full:** 2

**List Number Main:** 22415454

**Municipality/Zoning:** Pima County - SP

**Township:** 17

Description

**Legal Description:** From Parcel:305224700 /Sycamore Canyon II Lot 112

Rooms

**Sauna Level:** Vail

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Breakfast Bar,Breakfast Nook

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Granite

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

**Extra Room:** None

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1217.00 sq ft

**Stories:** One

**Fence:** View Fence

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction



---

## 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:** Sycamore Canyon (1-485)

**Landscape - Front:** Other: Decorative Gravel,Low Care

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Lennar

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** CCMC

**Accessibility Option:** Door Levers

**Section:** 22

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Shingle, Smart Thermostat

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$0

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** Trico Electric

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-96-1120

**Property Disclosures:** Military Airport Vcty,Public Airport Vcty

**Road Maintenance:** County

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

---

## Listing Office

**ListingOfficeName:** Lennar Sales Corp.

**Listing Office Address:** 3275 W Ina Rd Ste 221G, Tucson, AZ 85741

**Listing Office Phone:** (520) 747-0997

**Listing Member Phone:** (520) 399-7923

---

## Amenities & Features



<b>Interior Features:</b> Dual Pane Windows,Foyer,Low Emissivity Windows,Walk In Closet(s)	<b>Exterior Features:</b> None
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Park,Paved Street,Walking Trail
<b>Primary Bathroom Features:</b> Exhaust Fan,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Maintenance,Park
<b>Laundry:</b> Gas Dryer Hookup	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans Pre-Wired,Central Air	<b>Main Heating:</b> Forced Air,Natural Gas
<b>Patio/Deck:</b> Patio	<b>Pool:</b> None
<b>Security:</b> Carbon Monoxide Detectors,Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas,Tankless Water Htr
<b>Window Covering:</b> Some	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

**Nearby Schools**

<b>High School:</b> Cienega	<b>Middle School:</b> Corona Foothills
<b>Elementary School:</b> Copper Ridge	

**Fees and Taxes**

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$92	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

