



**\$525,000**

## **9405 S VIA PEPITA, VAIL, AZ 85641, USA**

<https://rehomes.us>

Discover serenity in highly sought-after Rincon Trails. Step into this immaculate home, peaceful comfort takes center stage. Great room sets the perfect tone w/its inviting ambiance, well-thought-out split plan ensures both privacy & convenience. Freshly painted, handcrafted doors, 15 ft. ceilings adorned w/Vega beams, Brazilian Koa wood floors, elegance in every room. Primary bedroom retreat [...]

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



**Susan Creedon**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 2

**County:** Pima

**Lot Acres:** 0.00 acres

**Lot Dimensions:** 143 X 130 X 135 X 130

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.41 sq ft

**MLS #:** 22316422

**Bathrooms Full:** 2

**List Number Main:** 22316422

**Municipality/Zoning:** Vail - CR2

**Township:** 15

Description

**Legal Description:** From Parcel:205870470 /Rincon Trails Lot 417

Rooms

**Sauna Level:** Vail

**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

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

**Dining Areas:** Breakfast Bar,Dining Area,Great Room

**Appliance Color:** Almond

**Extra Room:** Den

Building Details

**Lot Features:** East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile, Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener

**Roof:** **Other:** Commercial coating

**Basement:** No

**Main House SqFt:** 2217.00 sq ft

**Stories:** One

**Fence:** Block



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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:** Rincon Trails (1-505)

**Landscape - Front: Other:** Decorative Gravel, Shrubs, Trees

**Horse Property:** No

**Landscape - Rear: Other:** Decorative Gravel, Trees

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Rincon Trails

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-87-6670

**Property Disclosures:** Insurance Claims History Report, Seller Prop Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, High Speed Internet

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## Listing Office

**ListingOfficeName:** Tucson Territory Property Management

**Listing Office Address:** 7360 East 22nd Street, Suite 107, Tucson, AZ 85710

**Listing Member Phone:** (520) 777-6507

**Listing Office Phone:** (520) 777-6507

**Listing Office Url:** <http://tuccsonterritorypm.com>

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Exposed Beams,High Ceilings 9+,Skylight(s),Skylights,Solar Tube(s),Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Electric:** Net Meter,Solar PV System

**Fireplace Location: Other:** Outside

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Heat Pump

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Paved Street,Sidewalks

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

**Pool: Conventional:** No

**Fireplace:** Bee Hive,Wood Burning

**Main Heating:** Electric,Heat Pump

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Cienega

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$30

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

