



\$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

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: Pantry: Closet

**Kitchen Features:
Appliance Color:** Almond

Dining Areas: Breakfast Bar,Dining Area,Great Room

Extra Room: Den

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

Building Details

Lot Features: East/West Exposure,Subdivided

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

of Carport Spaces: 0.00

Roof: Other: Commercial coating

Floor covering: Carpet, Ceramic Tile, Wood

Basement: No

Construction: Frame - Stucco

Main House SqFt: 2217.00 sq ft

of Garage Spaces: 2.00

Stories: One

Style: Southwestern

Fence: Block

Construction Status: Existing



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

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>

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

Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Ocotillo Ridge

Fees and Taxes

Tax Year: 2022

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

Association & Fees: HOA Payment Frequency: Quarterly

