



**\$485,000**

## **9427 E AVELLANET LN, VAIL, AZ 85641, USA**

<https://rehomes.us>

Fabulous home with VIEWS! 3BD/3BA open and spacious Great Room with custom surround sound. 10' ceilings with 8' doors. The beautiful Gourmet Kitchen with pantry, double ovens, granite counter tops, extremely large island, and an overabundance of cabinet and counter space. Formal Dining Room and Butler's Pantry. The Flex space offers extra space to relax, [...]

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



**Heather Arnaud**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2015

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.19 acres

**Lot Dimensions:** irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8407.00 sq ft

**MLS #:** 22408429

**Bathrooms Full:** 2

**List Number Main:** 22408429

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

**Township:** 17

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## Description

**Legal Description:** SYCAMORE CANYON BLOCK 1 SQ20130710075LOT 21

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## Rooms

**Sauna Level:** Vail

**Laundry Level:** Sink

**Kitchen Features: Countertops:** granite

**Kitchen Features: Pantry:** Walk-In

**Kitchen Features: Appliance Color:** Stainless

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

**Extra Room:** Den

**Kitchen Features:** Dishwasher,Gas Cooktop,Island,Refrigerator

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## Building Details

**Lot Features:** North/South Exposure,Subdivided

**Garage/Carport Feat:** 3 car 2' extension

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2517.00 sq ft

**# of Garage Spaces:** 3.00

**Stories:** One

**Style:** Contemporary

**Fence:** Block,Wrought Iron

**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:** Sycamore Canyon Block 1 SQ20130710075

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

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

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Landscape - Rear: Other:** Decorative Gravel, Grass, Sprinkler/Drip, Vegetable Garden

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$100

**Association & Fees: HOA Name:** Sycamore Canyon

**Association & Fees: HOA Telephone:** 520-297-0797

**Home Protection: Offered:** No

**Accessibility Option:** Level

**Assessments:** \$0

**Section:** 15

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-22-8200

**Range:** 15.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** City

**Technology:** Tile, Alarm System, Surround Sound

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

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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Terr

**Listing Office Phone:** (520) 207-0903

**Listing Office Address:** 6444 E Tanque Verde Rd, Tucson, AZ 85715

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 975-4459



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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Jogging/Bike Path,Pool,Sidewalks,Spa

**Fireplace Location: Other:** None

**Assoc Amenities:** Park,Pool,Spa/Hot Tub

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Security:** Alarm Installed

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Middle School:** Corona Foothills

**Elementary School:** Copper Ridge

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint

**Association & Fees: HOA Amt (Monthly):** \$93

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

