



**\$465,000**

## **9459 S VIA FAMERO, VAIL, AZ 85641, USA**

<https://rehomes.us>

Welcome to this lovely 3-bedroom, 2-bathroom home with eye-catching scored concrete flooring, an airy layout featuring a laundry room with a washer and dryer just off the kitchen, and large walk-in closet in the primary bedroom. The kitchen boasts granite counter tops, stainless steel appliances, and a pantry closet. Enjoy the refreshing desert breezes or [...]

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



**Cheryl Hallcock**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 29

**County:** Pima

**Lot Acres:** 0.40 acres

**Lot Dimensions:** Unknown

**View:** Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 17293.00 sq ft

**MLS #:** 22311447

**Bathrooms Full:** 2

**List Number Main:** 22311447

**Municipality/Zoning:** Pima County - CR2

**Township:** 15

Description

**Legal Description:** Rincon Trails Lot 410

Rooms

**Sauna Level:** Vail

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

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

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

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

**Extra Room:** None

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1907.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Concrete

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Southwestern

**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.

**Subdivision Name:** Rincon Trails (1-505)

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

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,High Speed Internet,Pre-Wired Tele Lines

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:** AHS

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-87-6600

**Property Disclosures:** Insurance Claims History Report,None,Seller Prop Disclosure

**Road Maintenance:** County

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

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 5460 E. Broadway #350,  
Tucson, AZ 85711

**Listing Member Phone:** (520) 342-6586

**Listing Office Phone:** (520) 745-4545

**Listing Office Url:**  
<http://www.azmoves.com>

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,High Ceilings 9+,Split Bedroom Plan,Walk  
In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Electric,Heat Pump

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball  
Court,Jogging/Bike Path,Park,Paved Street

**Fireplace Location: Other:** None

**Laundry:** Dryer,Laundry Room,Washer

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Electric

**Gas:** None

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Ocotillo Ridge

**Middle School:** Old Vail

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## Fees and Taxes



**Tax Year:** 2022

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

**Assoc Fees Includes:** Common Area Maint

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

