



**\$529,900**

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



## 9498 E ADRIANA WAY, VAIL, AZ 85641, USA

<https://rehomes.us>

Assumable VA loan @3.25%! Wonderful Sycamore Canyon! You will love the peaceful surroundings and privacy of this gorgeous home on highly desirable end flag lot with no neighbor to either side or behind, allowing gorgeous natural desert vistas and sunsets! Spacious and upgraded throughout with 10' ceilings and 8' doors, this home features great room [...]



**Kelly Garcia**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2016

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 69 x 124x 75 x 86 x 38' irreg, approx

**View:** Desert,Mountains,Panoramic,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 9191.00 sq ft

**MLS #:** 22403877

**Bathrooms Full:** 2

**List Number Main:** 22403877

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

**Township:** 17

## Description

**Legal Description:** Sycamore Canyon Block 1 Lot 18

## Rooms

**Sauna Level:** Vail

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

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

**Pantry:** Walk-In

**Extra Room: Other:** Dining Areas: Breakfast Bar,Breakfast Nook,Great Room

**Flex. Den/office**

**Extra Room:** Den

**Kitchen Features:** Convection Oven,Desk,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

## Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2517.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Manual Door,Over Height Garage

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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:** Sycamore Canyon Block 1 SQ20130710075

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

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

**Accessibility Option:** None

**Section:** 15

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-22-8170

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520)  
615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson,  
AZ 85718

**Listing Member Phone:** (520)  
270-2535

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## Amenities & Features

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

**Neighborhood Feature:** Jogging/Bike Path,Park,Paved  
Street,Pool,Sidewalks,Spa,Walking Trail

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** Yes

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

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

**Patio/Deck:** Covered,Patio

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Patio/Deck: Other:** Extended

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

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Andrada Polytechnic High School **Middle School:** Corona Foothills

**Elementary School:** Sycamore





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$77

**Assoc Fees Includes:** Common Area Maint

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

