



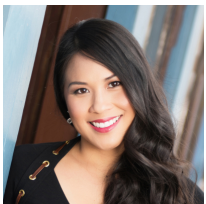
\$599,000

9551 S VIA BANDERA, VAIL, AZ 85641, USA

<https://rehomes.us>

Seller will accept or counter offers between \$599,000 and \$610,000. Exquisite 2756 SF, 3 bedroom, 2.5 bath home also features 2 flexible-use rooms that is currently staged as a formal dining room and office. Sitting on a third of an acre, with only one adjacent neighbor, it's easy to enjoy the quiet songs of the [...]

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



LizBiz Nguyen

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2007

Days On Market: 19

County: Pima

Lot Acres: 0.32 acres

Lot Dimensions: 102.63 x 120.59 x 100 x 120

View: Desert,Mountains,Panoramic,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 13852.00 sq ft

MLS #: 22409891

Bathrooms Full: 2

List Number Main: 22409891

Municipality/Zoning: Pima County - CR2

Township: 15

Description

Legal Description: RINCON TRAILS LOT 322

Rooms

Sauna Level: Vail

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

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Desk,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features: **Appliance Color:** Black

Extra Room: Den

Building Details

Lot Features: Adjacent to Wash,Borders Common Area,North/South Exposure,Subdivided

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2756.00 sq ft

Stories: One

Fence: Block



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,Low Care,Natural Desert,Shrubs

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 205-87-5720

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: County

Terms: Cash,Conventional,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: Level,Other Bath Modification,Roll-In Shower,Wide Hallways

Section: 34

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Listing Office

ListingOfficeName: Realty Executives Arizona Terr

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

Listing Member Phone: (520) 245-5105

Listing Office Phone: (520) 207-0903

Listing Office Url: www.RealtyExAz.com

Amenities & Features



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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Separate Shower(s),Walk-in Tub

Pool: Conventional: No

Fireplace: Gas

Main Heating: Forced Air

Security: Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

Water: Water Company

Window Covering: None

Guest Facilities: None

Exterior Features: BBQ,Native Plants

Neighborhood Feature: Basketball Court,Sidewalks

Fireplace Location: Other: Great Room

Laundry: Electric Dryer Hookup,Laundry Room,Sink

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Vail Dist Opt

Middle School: Old Vail

Elementary School: Ocotillo Ridge

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint

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

