



**\$630,000**

**9613 S SAN ESTEBAN DR, VAIL, AZ 85641, USA**

<https://rehomes.us>

Welcome to this lovely home in the desirable community of Rincon Trails. Enjoy the spacious courtyard entrance that's perfect for sitting and enjoying your morning coffee or tea. When you open the front door, you're greeted by a custom tile accent and abundance of natural light. This home offers a kitchen with granite counter tops, [...]

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



**Tanya Villarreal**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2008

**Days On Market:** 42

**County:** Pima

**Lot Acres:** 0.38 acres

**Lot Dimensions:** 130 x 131 x 121 x 133

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 16640.00 sq ft

**MLS #:** 22326039

**Bathrooms Full:** 2

**List Number Main:** 22326039

**Municipality/Zoning:** Tucson - CR2

**Township:** 15

Description

**Legal Description:** From Parcel:205870440 /Rincon Trails Lot 233

Rooms

**Sauna Level:** Vail

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

**Dining Areas:** Breakfast Nook,Dining Area

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

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

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

**Extra Room:** Den

Building Details



**Lot Features:** North/South Exposure **Garage/Carport Feat:** Electric Door Opener,Extended Length  
**# of Carport Spaces:** 0.00 **Floor covering:** Carpet, Ceramic Tile  
**Basement:** No **Window Covering: Other:** Plantation Shutters  
**Construction:** Frame - Stucco **Main House SqFt:** 2879.00 sq ft  
**# of Garage Spaces:** 3.00 **Stories:** One  
**Style:** Contemporary,Santa Fe **Fence:** Block  
**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,Low Care

**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:** 205-87-4830

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Cable TV,High Speed Internet,Pre-Wired Srnd Snd

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## Listing Office



**ListingOfficeName:** Indie Realty, LLC

**Listing Office Address:** 7255 E. Tanque Verde Rd, Tucson, AZ 85715

**Listing Member Phone:** (520) 310-3620

**Listing Office Phone:** (520) 777-8973

**Listing Office Url:**  
<http://https://www.indie-realty.com>

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** Heated,Salt Water

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Natural Gas

**Guest Facilities:** None

**Exterior Features:** Courtyard,Misting System

**Neighborhood Feature:** Basketball Court

**Fireplace Location: Other:** Family Room

**Laundry:** Laundry Room,Sink,Storage

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Prewired,Smoke Detector(s)

**Water:** Water Company

**Gas:** Natural,Propane

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## Nearby Schools

**High School:** Cienega

**Elementary School:** Ocotillo Ridge

**Middle School:** Old Vail

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## Fees and Taxes

**Tax Year:** 2023

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

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

