



\$574,000

9625 S PLACITA POTENCIA, VAIL, AZ 85641, USA

<https://rehomes.us>

Your own OASIS on a .34 acre cul-de-sac lot w/over \$120,000 in upgrades in the Vail Dist.: whole house water filtration (11/21); NEW HVAC (11/21); 50-gal water heater (11/21); Hot water recirculating pump (11/21); exterior painted (2019/2020); interior painted (2021); Remodeled kitchen: custom cabinetry w/crown molding, hardware undermount light, soft close drawers; HUGE center island [...]

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



Corissa Miller

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2008

Days On Market: 28

County: Pima

Lot Acres: 0.34 acres

Lot Dimensions: 127'x87'x98'x127'x23'

View: Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 14654.00 sq ft

MLS #: 22413490

Bathrooms Full: 2

List Number Main: 22413490

Municipality/Zoning: Pima County - CR2

Township: 15

Description

Legal Description: RINCON TRAILS LOT 336

Rooms

Sauna Level: Vail

Kitchen Features: **Pantry:** Cabinet

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

Kitchen Features: Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Water Purifier

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den,Office

Building Details



Lot Features: Cul-De-Sac	Garage/Carport Feat: Attic storage, Attached Garage/Carport,Electric Door Opener,Utility Sink
# of Carport Spaces: 0.00	Floor covering: Ceramic Tile, Laminate, Vinyl
Basement: No	Floor Covering: Other: Pergo
Construction: Frame - Stucco,Stucco Finish	Main House SqFt: 1950.00 sq ft
# of Garage Spaces: 2.00	Stories: One
Style: Contemporary,Ranch	Fence: Block
Construction Status: Existing	

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: Rincon Trails (1-505)	Co-op Fee: \$3
Landscape - Front: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees	Direction: S
Horse Property: No	Horse Facilities: No
Electric: Electric Company: TEP	Security: Other: Alrm-sldr/bck wndows
Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Flower Beds,Sprinkler/Drip,Trees	Driveway: Paved: Concrete
Subdivision Restrict: Deed Restrictions: Yes	Subdivision Restrict: Age Restrictions: No
Association & Fees: HOA: Yes	Association & Fees: HOA Name: Rincon Trails HOA
Association & Fees: HOA Telephone: 520-297-0797	Home Protection: Offered: No
Accessibility Option: Door Levers,Entry,Wide Hallways	Assessments: \$0
Section: 34	Community: None
Fire Protection: Included in Taxes	Tax Code: 205-87-5860
Range: 16.00	Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure
Road Type: Paved	Road Maintenance: County
Technology: Tile, Cable TV,High Speed Internet	Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Tucson's TLC Realty

Listing Office Phone: (520) 240-9947

Listing Office Address: 9280 E Placita Mimosa, Tucson, AZ 85749

Listing Office Url: <http://www.>

Listing Member Phone: (520) 481-8668

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Bidet,Double Vanity,Exhaust Fan,Shower Only

Patio/Deck: Other: Mist syst/celng fans

RV Parking: Other: See CC&R's

Laundry: Dryer,In Garage,Sink,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ,Native Plants,Outdoor Kitchen,Putting Green,Shed,Solar Screens

Neighborhood Feature: Basketball Court,Park,Paved Street,Walking Trail

Fireplace Location: Other: Great Room

Pool: Conventional: Yes

Assoc Amenities: Park

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

Pool: Covered,Solar Cover

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump

Gas: Natural

Nearby Schools

High School: Vail Dist Opt

Middle School: Old Vail

Elementary School: Ocotillo Ridge





Fees and Taxes

Tax Year: 2023

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

Assoc Fees Includes: Common Area Maint

Association & Fees: HOA Payment Frequency:
Quarterly

