



**\$280,000**

- 3 beds
- 2.00 baths
- Manufactured Home
- Residential
- Active

## **9660 S LEON RANCH RD, VAIL, AZ 85641, USA**

<https://rehomes.us>

Sprawling Southwestern Ranch Home on 2.2 Acres in Vail!  
3bd/2ba Main House with a peaceful front porch! Huge garage with hydraulic car lift and extra space currently set up as an incredible man cave! This property has so much to offer with all of the extra facilities and space. Don't miss your chance to own [...]



**Andrew Smith**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1997

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 2.22 acres

**Lot Dimensions:** Irregular

**View:** Desert,Rural

**Type:** Manufactured Home

**Bedrooms:** 3 beds

**Lot size:** 96703.00 sq ft

**MLS #:** 22317553

**Bathrooms Full:** 2

**List Number Main:** 22317553

**Municipality/Zoning:** Pima County - GR1

**Township:** 15

Description

**Legal Description:** Sely Ptn N389.60' S776.20' W933.40' E1320' Sw4 2.22 Ac Sec 33-15-16

Rooms

**Sauna Level:** Vail

**Extra Room:** None

**Dining Areas:** Dining Area

Building Details

**Lot Features:** Adjacent to Wash

**# of Carport Spaces:** 1.00

**Basement:** No

**Construction:** Frame

**# of Garage Spaces:** 2.00

**Fence:** Wood

**Garage/Carport Feat:** Detached

**Floor covering:** Laminate

**Style: Other:** Manufactured Home

**Main House SqFt:** 1596.00 sq ft

**Stories:** One

**Construction Status:** N/A

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:** N/A

**Landscape - Front: Other:** Low Care

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 205-90-005H

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

**Road Maintenance:** Road Maintenance Agreement

**Terms:** Cash, Conventional, VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** Yes

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 16.00

**Road Type:** Dirt

**Technology:** Shingle, None

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

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

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

**Listing Member Phone:** (570) 814-5166

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Exterior Features:** Workshop

**Neighborhood Feature:** Horses Allowed, None

**Fireplace Location:** Other: None

**Laundry:** Laundry Room

**Main Cooling:** Central Air, Window Unit(s)

**Patio/Deck:** Covered, Patio

**Security:** None

**Water:** Shared Well

**Window Covering:** Some

**Guest Facilities:** None

**Sewer:** Septic

**Primary Bathroom Features:** 2 Primary Baths

**Pool:** Conventional: No

**Fireplace:** None

**Main Heating:** Heat Pump

**Pool:** None

**Spa:** None, None

**Water Heater:** Propane

**Gas:** Propane

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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

