



**\$579,020**

## **9715 E SANDAL TRL, TUCSON, AZ 85747, USA**

<https://rehomes.us>

Ventana plan w Spanish elevation includes Owner's Suite, guest bedroom and 3 additional bedrooms, 3 full baths, powder room, 3-car

- 5 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Marian Soto**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2023

**Days On Market:** 59

**County:** Pima

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 70x95

**View:** Desert,Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 6999.00 sq ft

**MLS #:** 22309463

**Bathrooms Full:** 3

**List Number Main:** 22309463

**Municipality/Zoning:** Tucson - PAD

**Township:** 15

Description

**Legal Description:** SAGUARO TRAILS BLOCK 6 SQ20211440564 LOT 279

Rooms

**Sauna Level:** Vail

**Kitchen Features:** Walk-In

**Dining Areas:** Breakfast Bar,Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Cooktop

**Kitchen Features:** Stainless

**Extra Room:** None

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2739.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** New Construction



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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:** Saguaro Trails (1-26)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Plan By:** Builder

**Assessments:** \$0

**Community:** None

**Tax Code:** 141-02-4760

**Property Disclosures:** Unknown

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 2

**Fire Protection:** Included in Taxes

**Range:** 15.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Thermostat

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## Listing Office

**ListingOfficeName:** Mattamy Tucson LLC

**Listing Office Address:** 3561 E. Sunrise Dr., Suite 247, Tucson, AZ 85718

**Listing Office Phone:** (520) 297-6850

**Listing Office Url:**  
<http://www.mattamyhomes.com>

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## Amenities & Features



**Interior Features:** Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,High Ceilings 9+,Low Emissivity Windows,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** None

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

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball Court,Pool,Rec Center,Walking Trail

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Covered

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Vail High School

**Elementary School:** Senita Elementary

**Middle School:** Rincon Vista

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## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$93

