

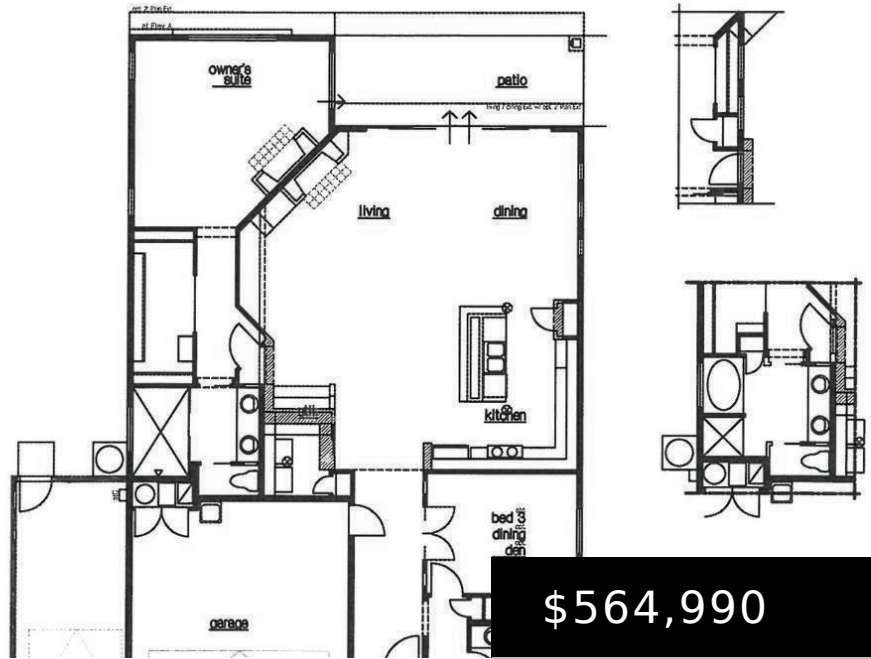
PEPPER VINER Homes



Elevation A



Elevation C



\$564,990

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

9845 S ROLLING WATER DR, VAIL, AZ 85641, USA

<https://rehomes.us>

Stunning, energy efficient, one level Pepper Viner home under construction at Pinnacle Del Lago. The gourmet kitchen is part of soaring great room /dining area. the Avant is one of Pepper Viners most versatile plans. Includes a 3 car garage, all on 3/4 acre lot inside Vail's newest gated community . Convenient to shopping, golf, [...]



Betsabe Asencio - Gil

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2023

Days On Market: 138

County: Pima

Lot Acres: 0.78 acres

Lot Dimensions: 29 X 137 X 216 X 142 X 368

View: Desert,Mountains,Panoramic,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 36019.00 sq ft

MLS #: 22303235

Bathrooms Full: 2

List Number Main: 22303235

Municipality/Zoning: Pima County - TR

Township: 31

Description

Legal Description: LOT 7

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

Extra Room: Other: Optional Den

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave

Kitchen Features: Countertops: Granite or Quartz

Kitchen Features: Appliance Color: Stainless

Dining Areas: Breakfast Bar,Dining Area

Building Details



Lot Features: East/West Exposure,Elevated Lot,Subdivided

of Carport Spaces: 0.00

Floor covering: Carpet, Ceramic Tile

Style: Other: Mid Century

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Modern

Construction Status: New Construction

Garage/Carport Feat: wi-fi enabled, Additional Garage,Attached Garage/Carport,Electric Door Opener

Roof: Other: Granulated Adhered

Basement: No

Fence: Other: Metal Gate

Main House SqFt: 1955.00 sq ft

Stories: One

Fence: Block,View Fence

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,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Builder/New Constr.: Builder License #: 225632

Builder/New Constr.: License Status: Current

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Pinnacle

Home Protection: Plan By: 2-10 Home Warranty

Assessments: \$0

Community: None

Tax Code: 305-72-2990

Road Type: Paved

Technology: Cable TV,Smart Thermostat,Telephone

Special Listing Conditions: No Insurance Claims History Report,No SPDS,Public Report

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Builder/New Constr.: Builder Warranty: 2 years

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$750

Home Protection: Offered: Yes

Accessibility Option: Door Levers,Level Section: 7

Fire Protection: Subscription

Range: 15.00

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Pepper Viner Management Co. II LLC

Listing Office Phone: (520) 721-7964

Listing Office Address: 6045 E Grant Road, Tucson, AZ 85712

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

Listing Member Phone: (520) 686-9111

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s)

Sewer: Connected

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

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Native Plants

Neighborhood Feature: Gated,Paved Street

Fireplace Location: Other: None

Assoc Amenities: None

Green Features: Building Materials,Electric,Heating/Cooling

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

Patio/Deck: Covered,Patio

Security: Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Water: Water Company

Window Covering: None

Guest Facilities: None





Nearby Schools

High School: Cienega

Middle School: Old Vail

Elementary School: Ocotillo Ridge



Fees and Taxes

Tax Year: 2021

Assoc Fees Includes: Common Area Maint,Gated
Community,Street Maint

**Association & Fees: HOA Amt
(Monthly):** \$105

Association & Fees: HOA Payment Frequency: Monthly

