



**\$544,900**

## **9885 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 2 car garage, all on a large lot inside Vail's newest gated community . Convenient to shopping, golf, [...]

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



**Betsabe Asencio - Gil**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2023

**Bathrooms Full:** 2

**List Number Main:** 22323137

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

**Township:** 31

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 36055.00 sq ft

**MLS #:** 22323137

**County:** Pima

**Lot Acres:** 0.80 acres

**Lot Dimensions:** 116 x 298 x 154 x 252

**View:** Desert,Mountains,Panoramic,Sunrise,Sunset

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## Description

**Legal Description:** Lot 15

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## Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

**Extra Room: Other:** Optional Den

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

**Kitchen Features: Countertops:** Granite or Quartz

**Kitchen Features: Appliance Color:** Stainless

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

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## 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:** 2.00

**Style:** Contemporary,Modern

**Construction Status:** New Construction

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

**Roof: Other:** Granulated Adhered

**Basement:** No

**Fence: Other:** Metal Gate

**Main House SqFt:** 2020.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

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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:** 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:** 305-72-3070

**Road Type:** Paved

**Technology:** Metal, Cable TV,Smart Panel,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



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## 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

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## Units Information

**Unit Level:** 1

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## 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:** Empire

**Middle School:** Old Vail

**Elementary School:** Ocotillo Ridge



## Fees and Taxes

**Tax Year:** 2023

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

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

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

