



\$699,127

9955 S ROLLING WATER DR, VAIL, AZ 85641, USA

<https://rehomes.us>

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

Stunning 2 story Pepper Viner home at Pinnacle Del Lago. The gourmet kitchen is part of a soaring 2 story area that includes the great room and dining area. Master Bedroom is on the main level with 2 bedrooms and a den on the second floor. The upstairs den opens to a second story covered [...]



Betsabe Asencio - Gil

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2022

Days On Market: 168

County: Pima

Lot Acres: 0.83 acres

Lot Dimensions: 127x267x159x244

View: Mountains,Panoramic,Rural,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 36155.00 sq ft

MLS #: 22300754

Bathrooms Full: 2

List Number Main: 22300754

Municipality/Zoning: Pima County - TR

Township: 31

Description

Legal Description: LOT 19

Rooms

Sauna Level: Vail

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features: Countertops: Granite or Quartz

Kitchen Features: Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: East/West Exposure,Subdivided

of Carport Spaces: 0.00

Floor covering: Carpet, Ceramic Tile

Style: Other: Mid Century

Construction: Frame - Stucco,Stucco Finish

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,Manual Door

Roof: Other: Granulated Adhered

Basement: No

Fence: Other: Metal Gate

Main House SqFt: 2479.00 sq ft

Stories: Two

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

Guest House SqFt: 0.0000

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

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 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: 305-72-3110

Road Type: Paved

Technology: Cable TV, Pre-Wired Sat Dish, Smart Panel, Telephone

Listing Office

ListingOfficeName: Pepper Viner Management Co. II LLC

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

Listing Member Phone: (520) 686-9111

Listing Office Phone: (520) 721-7964

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



Units Information

Unit Level: 2

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower & Tub,Soaking Tub

Pool: Conventional: No

Laundry: Gas Dryer Hookup,Laundry Room

Fireplace: Gas

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: Great Room

Assoc Amenities: None

Green Features: Building Materials,Electric,Heating/Cooling

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

Patio/Deck: Balcony,Covered,Patio

Security: Carbon Monoxide Detectors,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: 2021

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

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

Association & Fees: HOA Payment Frequency: Monthly

