



\$446,062

9990 S ARNOLD RANCH RD, VAIL, AZ 85641, USA

<https://rehomes.us>

Sepia floorplan/Spanish elevation. This spacious home offers 4 bedrooms, 3 full baths and an enclosed study for added versatility. The thoughtful design includes an 8' interior door, a convenient Stop-n-Drop area off the 2-car garage, and an Owner's suite that boasts a huge walk-in closet, linen closet, a tiled walk-in shower, and a vanity with [...]

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



Marian Soto

Basics



Category: Residential
Status: Active
Bathrooms: 3.00 baths
Year built: 2023
Days On Market: 51
County: Pima
Lot Acres: 0.12 acres
Lot Dimensions: 45x120
View: Mountains,Residential

Type: Single Family Residence
Bedrooms: 4 beds
Lot size: 5400.00 sq ft
MLS #: 22326441
Bathrooms Full: 3
List Number Main: 22326441
Municipality/Zoning: Vail - CR5
Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 190 SQ20153450534

Rooms

Sauna Level: Vail	Kitchen Features: Pantry: Walk-In
Kitchen Features: Appliance Color: Stainless	Dining Areas: Breakfast Bar,Dining Area
Extra Room: Den	Kitchen Features: Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

Building Details

Lot Features: Subdivided	Garage/Carport Feat: Electric Door Opener
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile
Basement: No	Construction: Frame - Stucco
Main House SqFt: 2120.00 sq ft	# of Garage Spaces: 2.00
Stories: One	Style: Contemporary
Fence: Block	Construction Status: New Construction



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: The Vistas At Rincon Knolls
SQ20153450534

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

Horse Property: No

Electric: Electric Company: TEP

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Home Protection: Plan By: Builder

Assessments: \$0

Fire Protection: Included in Taxes

Range: 16.00

Road Type: Paved

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

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: None

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: Yes

Accessibility Option: Door Levers

Section: 4

Tax Code: 305-97-7700

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office

ListingOfficeName: Mattamy Tucson LLC

Listing Office Address: 3561 E Sunrise Dr
Ste 247, Tucson, AZ 85718

Listing Office Phone: (520) 297-6850

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

Amenities & Features



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

Sewer: Connected

Primary Bathroom Features: Shower Only

Water: Other: Vail Water

Laundry: Laundry Room

Main Cooling: Central Air,ENERGY STAR Qualified Equipment

Patio/Deck: Covered

Security: Gated,Prewired,Smoke Detector(s)

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Gated,Park,Sidewalks

Fireplace Location: Other: None

Pool: Conventional: No

Fireplace: None

Main Heating: Energy Star Qualified Equipment,Forced Air,Natural Gas

Pool: None

Spa: None, None

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Vail Dist Opt

Elementary School: Acacia

Middle School: Old Vail

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Amt (Monthly): \$70

Association & Fees: HOA Payment Frequency: Quarterly

