



**\$657,990**

## **9990 S ROLLING WATER DR, VAIL, AZ 85641, USA**

<https://rehomes.us>

One of Pepper Viners most versatile floor plans. 2 story living at its best. The gourmet kitchen is part of a great room /dining area, made for entertaining . The Vogue is one of Pepper Viners most popular plans. Includes a 3-car garage, all on 3/4 acre lot inside Vail's newest gated community. Convenient to [...]

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



**Betsabe Asencio - Gil**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 11

**County:** Pima

**Lot Acres:** 0.82 acres

**Lot Dimensions:** 100 X 378 x 100 x 376

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

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 35719.00 sq ft

**MLS #:** 22319949

**Bathrooms Full:** 2

**List Number Main:** 22319949

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

**Township:** 31

Description

**Legal Description:** LOT 24

Rooms

**Sauna Level:** Vail

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,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

**Roof: Other:** Granulated Adhered

**Basement:** No

**Fence: Other:** Metal Gate

**Main House SqFt:** 2237.00 sq ft

**Stories:** Two

**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

**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

**Builder/New Constr.: Certificate Occupancy:** 2-15-23

**Tax Code:** 305-72-3160

**Road Type:** Paved

**Technology:** Cable TV, Pre-Wired Sat Dish, Smart Panel, 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 License #:** 225632

**Builder/New Constr.: License Status:** Current

**Landscape - Rear: Other:** Decorative Gravel, Low Care, Shrubs, Trees

**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

**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 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>



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# Units Information

Unit Level: 2

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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,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Water: Other:** Vail Water

**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,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Gated,Paved Street

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry Room

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Empire

**Elementary School:** Ocotillo Ridge

**Middle School:** Old Vail

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## Fees and Taxes



**Tax Year:** 2022

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

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

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

