



\$440,189

9997 S ARNOLD RANCH RD, VAIL, AZ 85641, USA

<https://rehomes.us>

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

Copper plan with Desert Modern elevation home featuring 2 bedrooms, an enclosed den with elegant French doors, and a versatile flex room. The thoughtfully designed layout includes a convenient stop-n-drop area and a spacious 2-car garage. The owner's suite is a retreat with a generously sized walk-in closet, a beautifully tiled walk-in shower, and a [...]



Marian Soto

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 2023
Days On Market: 36
County: Pima
Lot Acres: 0.12 acres
Lot Dimensions: 45x115
View: Mountains,Residential

Type: Single Family Residence
Bedrooms: 2 beds
Lot size: 5175.00 sq ft
MLS #: 22326431
Bathrooms Full: 2
List Number Main: 22326431
Municipality/Zoning: Vail - CR5
Township: 16

Description

Legal Description: THE VISTAS AT RINCON KNOLLS LOT 195 SQ20153450534

Rooms

Sauna Level: Vail

Kitchen Features: Appliance **Color:** Stainless

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Energy Star Qualified
Dishwasher,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

Kitchen Features:
Pantry: Walk-In

Extra Room: Other:
Flex room

Extra Room: Den

Building Details



Lot Features: Cul-De-Sac,Subdivided
of Carport Spaces: 0.00
Basement: No
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Contemporary
Construction Status: New Construction

Garage/Carport Feat: Electric Door Opener
Floor covering: Carpet, Ceramic Tile
Window Covering: Other: Faux wood blinds
Main House SqFt: 1815.00 sq ft
Stories: One
Fence: Block

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: 305-97-7750

Property Disclosures: Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Mattamy Tucson LLC

Listing Office Phone: (520) 297-6850

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

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: Dryer,Laundry Room,Washer

Main Cooling: Central Air,ENERGY STAR Qualified Equipment

Patio/Deck: Covered

Security: Gated,Prewired,Smoke Detector(s)

Water Heater: Natural Gas

Guest Facilities: None

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

Gas: Natural

Nearby Schools

High School: Vail Dist Opt

Elementary School: Acacia

Middle School: Old Vail

Fees and Taxes

Tax Year: 2023

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

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency:
Quarterly

