



**\$449,787**

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

<https://rehomes.us>

Ginger floorplan in a Midcentury Modern elevation. Thoughtfully designed home offers 4 bedrooms & 3 full baths and boasts convenient Stop-n-Drop area just off the 2-car garage, making organization a breeze. The Owner's suite is a sanctuary featuring huge walk-in closet, linen closet for extra storage, beautifully tiled walk-in shower & vanity with twin sinks. [...]

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



**Marian Soto**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2023  
**Days On Market:** 13  
**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 #:** 22319990  
**Bathrooms Full:** 3  
**List Number Main:** 22319990  
**Municipality/Zoning:** Vail - CR5  
**Township:** 16

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## Description

**Legal Description:** THE VISTAS AT RINCON KNOLLS LOT 189SQ20153450534

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## Rooms

<b>Sauna Level:</b> Vail	<b>Kitchen Features:</b> <b>Pantry:</b> Walk-In
<b>Kitchen Features:</b> <b>Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> None	<b>Kitchen Features:</b> Dishwasher,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

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## Building Details

<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 2049.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block	<b>Construction Status:</b> New Construction



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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:** 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:** 305-97-7690

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

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## 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>

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## 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

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## Nearby Schools

**High School:** Vail Dist Opt

**Elementary School:** Acacia

**Middle School:** Old Vail

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## 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

