



**\$319,990**

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

## 12493 W CAPE ROYAL PL, MARANA, AZ 85653, USA

<https://rehomes.us>

An open-concept design where the Great Room and Kitchen meet works to maximize the footprint of the interior of this low-maintenance, single-level home. Two bedrooms are situated off the laundry room, while the private owner's suite can be found at the back of the home. This home has been upgraded with all of our upgrades! [...]



**Tom Gansheimer**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2022

**Bathrooms Full:** 2

**List Number Main:** 22315124

**Municipality/Zoning:** Marana - F

**Township:** 11

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5400.00 sq ft

**MLS #:** 22315124

**County:** Pima

**Lot Acres:** 0.12 acres

**Lot Dimensions:** Irregular

**View:** None

## Description

**Legal Description:** Gladden Farms Block 37 Lot 80

## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Garbage Disposal,Gas Range,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** None

## Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1391.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport,None

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** 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:** Gladden Farms BLK 30

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

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** Lennar

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** CCMC

**Accessibility Option:** Door Levers

**Section:** 35

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Paved

**Technology:** Tile, None

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$3

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Gladden Farms

**Tax Code:** 217-62-0800

**Property Disclosures:** Military Airport Vcty,Public Airport Vcty

**Road Maintenance:** City

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

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## Listing Office

**ListingOfficeName:** Lennar Sales Corp.

**Listing Office Address:** 3275 W Ina Rd Ste 221G, Tucson, AZ 85741

**Listing Office Phone:** (520) 747-0997

**Listing Member Phone:** (520) 399-7923

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Foyer,Low Emissivity Windows,Split  
Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans Pre-Wired,Central  
Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water  
Htr

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Paved  
Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance,Park

**Fireplace:** None

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

**Security:** Carbon Monoxide  
Detectors,None,Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Gladden Farms

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$73

**Assoc Fees Includes:** Common Area Maint

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

