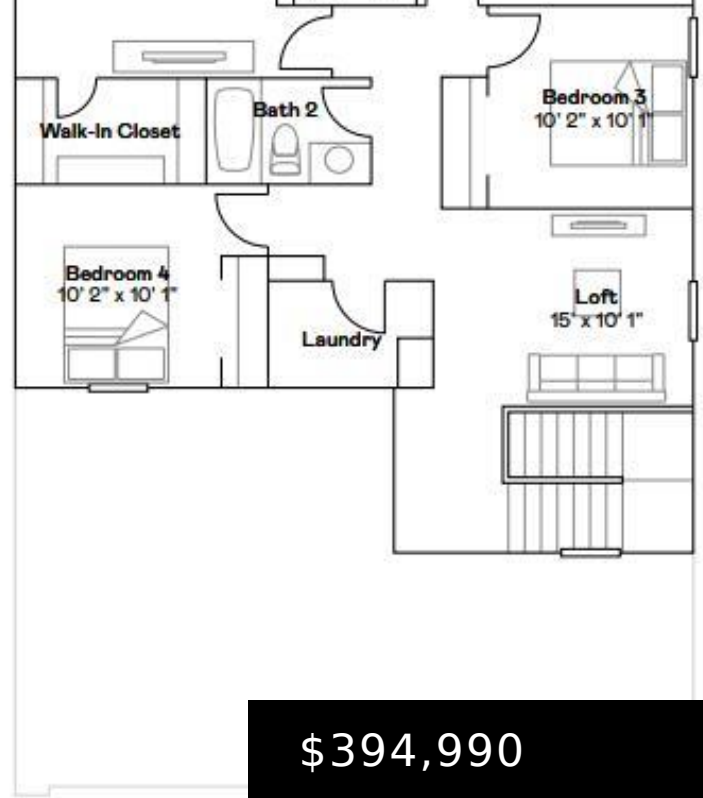
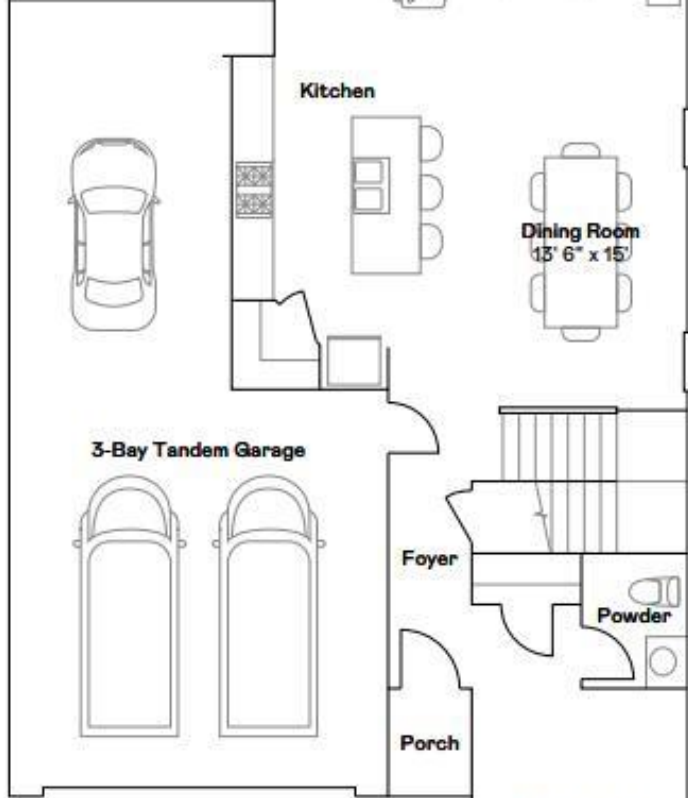




**\$394,990**

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



## 12246 NORTH COLLAMER DRIVE, MARANA, AZ 85653, USA

<https://rehomes.us>

The Great Room, Kitchen, and Dining Room are conveniently arranged among an open floorplan on the first level of this two-story home, while a flex room situated off the foyer can work well as a home office or bonus room. A loft and four bedrooms occupy the second level, providing enough space for the whole [...]



**Jill Jones**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 41

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5465.00 sq ft

**MLS #:** 22326064

**Bathrooms Full:** 2

**List Number Main:** 22326064

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** Gladden Farms Block 37 Lot 44

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Granite

**Kitchen Features:** Stainless

**Pantry:** Walk-In

**Extra Room: Other:** Flex Space

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

**Extra Room:** Loft

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

Building Details



|                                         |                                                                   |
|-----------------------------------------|-------------------------------------------------------------------|
| <b>Lot Features:</b> East/West Exposure | <b>Garage/Carport Feat:</b> Attached Garage/Carport,Tandem Garage |
| <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> 2208.00 sq ft   | <b># of Garage Spaces:</b> 3.00                                   |
| <b>Stories:</b> Two                     | <b>Style:</b> Contemporary                                        |
| <b>Fence:</b> Block,View Fence          | <b>Construction Status:</b> 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:** Gladden Farms BLK 30

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

**Horse Property:** No

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

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Gladden Farms

**Tax Code:** 217-62-0440

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

**Road Maintenance:** City

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

**Special Listing Conditions:** Public Report

**Co-op Fee:** \$2

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**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, Smart Panel,Smart Thermostat



---

## Listing Office

**ListingOfficeName:** Lennar Sales Corp.

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

**Listing Office Address:** 7464 N La Cholla Blvd, Tucson,  
AZ 85741

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

---

## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Foyer,High Ceilings 9+,Low Emissivity  
Windows,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

**Security:** Carbon Monoxide Detectors,Smoke  
Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

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

**Fireplace Location: Other:** None

**Assoc Amenities:** Maintenance,Park

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

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

**Gas:** Natural

---

## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Gladden Farms





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$77

**Assoc Fees Includes:** Common Area Maint

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

