



**\$369,990**

## 12254 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. Four bedrooms occupy the second level, providing enough space for the whole family. This home has upgraded Kitchen Cabinets, Granite Countertops, Luxury Tile Flooring, LED Lighting, and Luxury Bathroom Package! Our homes come [...]

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



**Jill Jones**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 43

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5738.00 sq ft

**MLS #:** 22326061

**Bathrooms Full:** 2

**List Number Main:** 22326061

**Municipality/Zoning:** Marana - F

**Township:** 11

## Description

**Legal Description:** Gladden Farms Block 37 Lot 43

## Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Walk-In

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

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

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1774.00 sq ft

**Stories:** Two

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**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, Smart Panel,Smart Thermostat

**Special Listing Conditions:** Public Report

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

**Direction:** N

**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:** 217-62-0430

**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:** 7464 N La Cholla Blvd, 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,High Ceilings 9+,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:** Patio

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

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball  
Court,Park,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

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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):** \$77

**Assoc Fees Includes:** Common Area Maint

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

