



**\$545,000**

**12393 N WING SHADOW LN, MARANA, AZ  
85658, USA**

<https://rehomes.us>

DESERT OASIS WITH BREATHTAKING MOUNTAIN & SUNSET VIEWS! Prepare to be impressed as you step into this exceptional home, where meticulous craftsmanship & upgrades create an extraordinary living experience. The chef's kitchen showcases 42" maple cabinets, granite countertops & stainless steel appliances. With 8-FT DOORS THROUGHOUT, the home exudes an airy & spacious ambiance. Split floorplan [...]

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



**Kathy Baldauf**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2008

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 65 x 117 x 122

**View:** Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22319330

**Bathrooms Full:** 2

**List Number Main:** 22319330

**Municipality/Zoning:** Marana - SP

**Township:** 11

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## Description

**Legal Description:** Tangerine Crossing Resub Lot 84

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## Rooms

**Sauna Level:** Marana **Dining Areas:** Formal Dining Room

**Extra Room:** Den **Kitchen Features:** Dishwasher,Electric Oven,Garbage Disposal,Gas Cooktop,Refrigerator

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## Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Attached Garage/Carport,Electric Door Opener
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Fence: Other:</b> Combo
<b>Construction:</b> Frame - Stucco	<b>Main House SqFt:</b> 2250.00 sq ft
<b># of Garage Spaces:</b> 3.00	<b>Stories:</b> One
<b>Style:</b> Contemporary	<b>Construction Status:</b> Existing

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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:** Tangerine Crossing (348-352)

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 219-37-1020

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Submit

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV

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## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 481-6142

**Listing Office Phone:** (520) 918-6500

**Listing Office Url:**  
<http://www.LongRealty.com>

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Green Features:** Solar

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** Alarm Installed,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants,Workshop

**Neighborhood Feature:** Athletic Facilities,Gated

**Fireplace Location: Other:** None

**Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** None

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

**Pool:** None

**Spa:** Hot Tub, Hot Tub

**Water Heater:** Electric

**Gas:** Natural

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Dove Mountain CSTEM K-8

**Elementary School:** Dove Mountain CSTEM K-8

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$79

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

