



**\$1,095,000**

**12530 N FALLEN SHADOWS DR, MARANA, AZ  
85658, USA**

<https://rehomes.us>

Beautiful "Insight" custom-built Eagle Floor Plan Home on one of the best Private & Premium Lots. Courtyard entry w/brick pavers & Stone Cactus Waterfall. Great Rm w/15' Viga Log Beam ceiling & Family Rm w/10' ceilings, Den, 3 baths w/granite & 36" high vanities. Master BR & bath w/sleeping bathtub & huge custom-built closet. Scored [...]

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



**Karen Hull**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2011

**Days On Market:** 3

**County:** Pima

**Lot Acres:** 0.02 acres

**Lot Dimensions:** 76x120

**View:** City,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 9104.00 sq ft

**MLS #:** 22403859

**Bathrooms Full:** 2

**List Number Main:** 22403859

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** From Parcel: 21855019N/Preserve III at Dove Mountain Lot 349

Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Butler

**Dining Areas:** Breakfast Bar,Breakfast Nook,Great Room

**Kitchen Features:** Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Lazy Susan,Microwave,Refrigerator,Wine Cooler

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:**  
Den,Office,Storage

Building Details



**Lot Features:** Borders Common Area,Corner Lot,North/South Exposure

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Extended Length,Manual Door

**# of Carport Spaces:** 0.00

**Floor covering:** Concrete

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 3371.00 sq ft

**# of Garage Spaces:** 3.00

**Stories:** One

**Style:** Contemporary,Southwestern

**Fence:** Slump Block,View Fence,Wrought Iron

**Construction Status:** 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.

**Special Listing Conditions:** None

**Subdivision Name:** Preserve III at Dove Mtn (306-486,530-534,577-605)

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

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

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Associa

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 36

**Community:** Dove Mountain

**Fire Protection:** Included in Taxes

**Tax Code:** 218-55-3790

**Range:** 12.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Built-Up - Reflect, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Pre-Wired Srnd Snd

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Key Realty Group LLC

**Listing Office Address:** 12723 N. New  
Reflection Dr, Marana, AZ 85658

**Listing Member Phone:** (520) 305-6265

**Listing Office Phone:** (520) 305-6265

**Listing Office Url:**  
<http://www.keyrealtygroup.me>

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## Units Information

**Unit Level:** 1

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Exposed Beams,Fire Sprinklers,Foyer,High Ceilings 9+,Insulated Windows,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener,Workshop	<b>Exterior Features:</b> BBQ-Built-In,Courtyard,Fountain,Native Plants,Outdoor Kitchen
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Basketball Court,Gated,Jogging/Bike Path,Lighted,Park,Paved Street,Sidewalks,Walking Trail
<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub	<b>Fireplace Location: Other:</b> Family Room,Patio
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Park
<b>Laundry:</b> Dryer,Laundry Room,Sink,Washer	<b>Fireplace:</b> Bee Hive,Wood Burning
<b>Main Cooling:</b> Ceiling Fans,Central Air	<b>Main Heating:</b> Forced Air,Natural Gas,Zoned
<b>Patio/Deck:</b> Covered,Patio,Paver	<b>Pool:</b> None
<b>Security:</b> Alarm Installed,Carbon Monoxide Detectors,Rolling Security Doors,Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Mountain View	<b>Middle School:</b> Dove Mountain CSTEM K-8
<b>Elementary School:</b> Dove Mountain CSTEM K-8	

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Gated Community
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