



\$1,100,000

**12561 N FALLEN SHADOWS DR, MARANA, AZ
85658, USA**

<https://rehomes.us>

Desert Modern Luxury meets Livability in the Gated Preserve @ Dove Mountain. Enjoy expansive desert, Tortolita Mountain & Sunset views, yet live 15 minutes closer than most of DM to shops, dining & Hwy. Luxury elements abound: Designer tile floors, SubZero fridge, GE 6 Burner stove, 2 gas ovens. Stunning "labradorite" countertops are a must [...]

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



Louise Griffin

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2013

Days On Market: 8

County: Pima

Lot Acres: 0.23 acres

Lot Dimensions: 93' X 123' X 72' X 123'

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 10193.00 sq ft

MLS #: 22408849

Bathrooms Full: 2

List Number Main: 22408849

Municipality/Zoning: Marana - SP

Township: 11

Description

Legal Description: Preserve III At Dove Mountain Lot 311

Rooms

Sauna Level: Marana

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

Dining Areas: Breakfast Bar,Dining Area,Great Room

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features: **Countertops:** LBR

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: Borders Common Area,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2807.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish,View Fence

Garage/Carport Feat: Attached Garage Cabinets,Electric Door Opener

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Santa Fe

Construction Status: Existing

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

Landscape - Front: Other: Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TRICO

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Preserve at DM

Home Protection: Offered: No

Assessments: \$0

Community: Dove Mountain

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Built-Up, Cable TV

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520-572-5674

Accessibility Option: Door Levers,Entry

Section: 36

Attribution Contact: 520-771-2037

Tax Code: 218-55-3410

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: City

Terms: Cash,Conventional,VA

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Phone: (520) 918-6500

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

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

Listing Member Phone: (520) 771-2037

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Purifier,Water Softener

Sewer: Connected

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

Main Heating: Other: 2 Units

Pool: Conventional: Yes

Fireplace: Firepit,Gas

Main Heating: Natural Gas,Zoned

Pool: Heated,Salt Water

Spa: Conventional, Conventional

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ-Built-In,Courtyard,Fountain,Outdoor Kitchen,Solar Screens

Neighborhood Feature: Basketball Court,Gated,Paved Street

Fireplace Location: Other: Great Room,Patio

Patio/Deck: Other: Roll Sc

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Central Air,Dual,Zoned

Patio/Deck: Covered,Patio

Security: Gated,Smoke Detector(s)

Water: City

Window Covering: Stay

Guest Facilities: None

Nearby Schools



High School: Mountain View

Middle School: Dove Mountain CSTEM K-8

Elementary School: Dove Mountain CSTEM K-8

Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Common Area Maint,Gated Community

Association & Fees: HOA Amt (Monthly): \$31.20

Association & Fees: HOA Payment Frequency: Quarterly

