



**\$669,000**

**12652 N FALLEN SHADOWS DR, MARANA, AZ  
85658, USA**

<https://rehomes.us>

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

Welcome to your dream home in The Preserve! This stunning residence features a modern interior with a bright and spacious open floor plan, including three bedrooms, an office/flex room, and two full bathrooms. The kitchen is a chef's delight, equipped with maple cabinets, granite countertops, and stainless steel appliances. High ceilings and expansive picture windows, [...]



**Vanessa Giroir**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2011

**Bathrooms Full:** 2

**List Number Main:** 22413886

**Municipality/Zoning:** Marana - F

**Township:** 11

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9060.00 sq ft

**MLS #:** 22413886

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** 75' x 120' x 75' x 120'

**View:** Desert,Mountains,Panoramic,Sunset

## Description

**Legal Description:** From Parcel: 21855019N/Preserve III at Dove Mtn Lot 331.

## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Gas Cooktop,Island

**Kitchen Features: Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

## Building Details

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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2403.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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.

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

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

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers,Wide Doorways

**Assessments:** \$0

**Community:** Dove Mountain

**Tax Code:** 218-55-3610

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Plan By:**  
American Home Shield

**Driveway:** Car(s) Pad

**Section:** 36

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Telephone

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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 240-8122

**Listing Office Phone:** (520) 352-2700

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Green Label Backings,Green Seal Coatings,Low Emissivity Windows,Solar Tube(s),Split Bedroom Plan,Walk In Closet(s),Water Softener,Whl Hse Air Filt Sys

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Dual Flush Toilet,Exhaust Fan,Separate Shower(s),Shower & Tub,Soaking Tub

**Pool: Conventional:** Yes

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

**Main Cooling:** Ceiling Fans,Central Air,ENERGY STAR Qualified Equipment

**Patio/Deck:** Covered,Paver

**Security:** Prewired,Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Shed

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Gated,Jogging/Bike Path,Lighted,Park,Paved Street,Sidewalks,Walking Trail

**Fireplace Location: Other:** Patio

**Assoc Amenities:** Park

**Fireplace:** Firepit,See Remarks

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

**Pool:** Salt Water

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**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





# Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Common Area Maint,Gated Community,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$47

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

