



**\$672,500**

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

<https://rehomes.us>

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

Refined Living in The Preserve at Dove Mountain. Beautiful home nestled in sought after gated community of The Preserve. Bright and spacious open floor plan. The kitchen offers gorgeous maple cabinets, granite countertops and stainless steel appliances. Newer stovetop, range hood and dishwasher. 20"x20" tile flooring throughout with plank tile in bedrooms, high ceilings and [...]



**Vanessa Giroir**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2011

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.21 acres

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

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

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 9060.00 sq ft

**MLS #:** 22408627

**Bathrooms Full:** 2

**List Number Main:** 22408627

**Municipality/Zoning:** Marana - F

**Township:** 11

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## Description

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

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## 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

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## 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





## Nearby Schools

**High School:** Mountain View                      **Middle School:** Dove Mountain CSTEM K-8  
**Elementary School:** Dove Mountain CSTEM K-8



## Fees and Taxes

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| <b>Tax Year:</b> 2023                                  | <b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint |
| <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$47 | <b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly            |

