



\$1,516,641

**12745 N SONORAN PRESERVE BLVD.,
MARANA, AZ 85658, USA**

<https://rehomes.us>

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

Don't miss your chance to own a piece of paradise! The Manzanita is one of the few remaining homesites at the prestigious Sonoran Preserve community. This expansive plan boasts spectacular views of the iconic Catalina Mountains as your daily backdrop. .Step inside and experience modern luxury with Designer-curated finishes throughout, including a stunning pivot door [...]



Andrew Gregory

Basics



Category: Residential

Status: Active

Bathrooms: 5.00 baths

Year built: 2024

Days On Market: 35

County: Pima

Lot Acres: 0.77 acres

Lot Dimensions: Irregular

View: Desert,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 33538.00 sq ft

MLS #: 22414599

Bathrooms Full: 4

List Number Main: 22414599

Municipality/Zoning: Marana - R8

Township: 11

Description

Legal Description: Sonoran Preserve on the Bajada lot 24

Rooms

Sauna Level: Marana

Kitchen Features: Appliance Color: Stainless

Extra Room: Office

Kitchen Features: Pantry: Walk-In

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Cooktop,Gas Range,Island,Microwave

Building Details

Lot Features: East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3770.00 sq ft

Stories: One

Fence: Slump Block,View Fence

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

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Modern

Construction Status: New Construction



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: Sonoran Preserve

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

Horse Property: No

Builder/New Constr.: Builder License #: 310200

Electric: Electric Company: TEP

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Name: Stratford

Home Protection: Plan By: Builder

Assessments: \$0

Community: None

Tax Code: 219-34-0440

Road Type: Paved

Technology: Built-Up, Ceiling Speakers, High Speed Internet, Pre-Wired Srnd Snd, Smart Panel, Smart Thermostat

Special Listing Conditions: Public Report

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Builder/New Constr.: Builder Warranty: yes

Landscape - Rear: Other: None

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: Yes

Accessibility Option: Door Levers

Section: 31

Fire Protection: Included in Taxes

Range: 13.00

Road Maintenance: HOA

Terms: Cash, Conventional, FHA, VA

Listing Office

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Phone: (520) 877-4940

Listing Office Address: 3300 E Sunrise Dr. #50, Tucson, AZ 85718

Listing Office Url: www.RealtyExAz.com

Listing Member Phone: (520) 975-5308



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan

Sewer: Septic

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only

Patio/Deck: Other: Wraparound Patio

Assoc Amenities: None

Fireplace: None

Main Heating: Energy Star Qualified Equipment,Natural Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas,Tankless Water Htr

Gas: Natural

Exterior Features: None

Neighborhood Feature: Gated,Paved Street

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Sink

Main Cooling: Ceiling Fans Pre-Wired,ENERGY STAR Qualified Equipment,Zoned

Patio/Deck: Covered,Patio

Security: Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Water: City

Window Covering: None

Guest Facilities: None

Nearby Schools

High School: Mountain View

Elementary School: Ironwood

Middle School: Tortolita

Fees and Taxes



Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$130

Assoc Fees Includes: Gated Community,Street Maint,Water

Association & Fees: HOA Payment Frequency: Monthly

