



**\$1,422,713**

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

<https://rehomes.us>

Don't miss your chance to own 1 of the last sites at Sonoran Preserve! This Sycamore floorplan is a spacious 4 bedroom/4.5 bath home with all en-suites and an office/den. From your back patio and front courtyard, you'll enjoy stunning AZ sunrises and sunsets while capturing amazing views of the Tortolita and Catalina Mountains. This [...]

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



**Andrew Gregory**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 2024

**Days On Market:** 34

**County:** Pima

**Lot Acres:** 0.95 acres

**Lot Dimensions:** Irregular

**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 41470.00 sq ft

**MLS #:** 22414106

**Bathrooms Full:** 4

**List Number Main:** 22414106

**Municipality/Zoning:** Marana - R8

**Township:** 11

Description

**Legal Description:** Sonoran Preserve on the Bajada

Rooms

**Sauna Level:** Marana

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

**Dining Areas:** Dining Area

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

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Office

Building Details



**Lot Features:** Adjacent to Wash,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3303.00 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

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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:** 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:** 219-34-0290

**Road Type:** Paved

**Technology:** Built-Up, 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,VA

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## 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](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 975-5308

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Septic

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

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans Pre-Wired,Dual,Zoned

**Patio/Deck:** Covered,Patio

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

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:**  
Gated,Paved Street

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

**Main Heating:** ENERGY STAR/ACCA RSI Qualified Installation,Natural Gas,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Tankless Water Htr

**Gas:** Natural

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## Nearby Schools



**High School:** Mountain View  
**Elementary School:** Ironwood

**Middle School:** Tortolita

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## Fees and Taxes

<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> \$130	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

