



**\$549,900**

**13035 N SUNRISE CANYON LN, MARANA, AZ  
85658, USA**

<https://rehomes.us>

Wonderfully Upgraded HILLSBORO floor plan w/1702 Sq Ft;  
2BR/2BA w/DEN & 2 Car garage. Entertainer's Kitchen w/Granite  
Counter Tops, Tile Back Splash, Upgraded Wood Cabinetry,  
Granite Topped Island w/Bar Style Seating and Large Pantry.  
Lovely Open Floor Plan. Spacious Family Room w/Built-In  
Entertainment Center w/Custom Shelving. Large Owner's Suite  
w/Room for Any Size Bed, Treyed [...]

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



**Nick Manning**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 1

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** Irregular

**View:** Desert,Golf Course,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6011.00 sq ft

**MLS #:** 22324074

**Bathrooms Full:** 2

**List Number Main:** 22324074

**Municipality/Zoning:** Marana - MDR

**Township:** 11

Description

**Legal Description:** Heritage Highlands at Redhawk; Lot 169

Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Dining Area

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

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** Den

Building Details



<b>Lot Features:</b> East/West Exposure,On Golf Course	<b>Garage/Carport Feat:</b> Attached Garage Cabinets
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Wood
<b>Basement:</b> No	<b>Construction:</b> Frame - Stucco
<b>Main House SqFt:</b> 1702.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> Block,Wrought Iron	<b>Construction Status:</b> Existing

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> None
<b>Subdivision Name:</b> Heritage Highlands	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Low Care	<b>Direction:</b> N
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> TRICO	<b>Landscape - Rear: Other:</b> Low Care
<b>Driveway: Paved:</b> Concrete	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> Yes	<b>Association &amp; Fees: HOA:</b> Yes
<b>Association &amp; Fees: HOA Transfer Fee:</b> \$4,410	<b>Association &amp; Fees: HOA Telephone:</b> 520-579-9574
<b>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> Level
<b>Assessments:</b> \$0	<b>Section:</b> 25
<b>Community:</b> Dove Mountain	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 218-43-1700	<b>Range:</b> 12.00
<b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> HOA	<b>Technology:</b> Tile, Ceiling Speakers
<b>Terms:</b> Cash,Conventional,VA	

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## Listing Office



**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 7380 N. La Cholla Blvd, Tucson, AZ 85741

**Listing Member Phone:** (520) 437-4540

**Listing Office Phone:** (520) 318-5290

**Listing Office Url:** <https://www.tierraantigua.com/>

## Amenities & Features

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

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse

**Fireplace:** None

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

**Security:** Smoke Detector(s)

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Laundry Room,Sink

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered

**Spa:** Hot Tub, Hot Tub

**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

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$245

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

