



**\$535,000**

## 13314 W TIGER ALOE PL, TUCSON, AZ 85743, USA

<https://rehomes.us>

3 bedroom 2 bath, Den/Office and Bonus/Flex room. Open concept kitchen, breakfast bar, great room, den. The large bonus/flex room provides so many options of uses. Primary suite with access to covered patio, north facing backyard with gas fire pit. Sweeping views, peaceful and private, situated on a 0.8 acre lot. Gated community of Tierra [...]

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



**Lisi Gwarzo**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2014

**Bathrooms Full:** 2

**List Number Main:** 22314337

**Municipality/Zoning:** Marana - SH

**Township:** 12

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 36024.00 sq ft

**MLS #:** 22314337

**County:** Pima

**Lot Acres:** 0.83 acres

**Lot Dimensions:** 189x178x190x185

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

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## Description

**Legal Description:** Tierra Linda Nueva, Lot 35

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Bonus Room,Den

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

**Dining Areas:** Breakfast Bar,Dining Area

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

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## Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2555.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Concrete

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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:** Tierra Linda Nueva (1-190)

**Landscape - Front: Other:** Desert Plantings,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 215-29-0890

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:**  
Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 29

**Fire Protection:** Included in Taxes

**Range:** 11.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 12080 N Dove Mountian Blvd  
#100, Marana, AZ 85658

**Listing Office Phone:** (520)  
665-3100

**Listing Member Phone:** (520)  
288-0787

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s)	<b>Sewer:</b> Septic
<b>Neighborhood Feature:</b> Gated, None	<b>Primary Bathroom Features:</b> Double Vanity, Separate Shower(s), Soaking Tub
<b>Fireplace Location:</b> Other: None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Laundry Closet, Sink	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered	<b>Security:</b> Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> Water Company
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Marana	<b>Middle School:</b> Marana
<b>Elementary School:</b> Desert Winds	

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$28	<b>Association &amp; Fees: HOA Payment Frequency:</b> Quarterly

