



\$450,000

**13437 N HERITAGE CANYON DR, MARANA, AZ
85658, USA**

<https://rehomes.us>

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

Close to Clubhouse – backs to rock outcroppings, watch the golfers go way (yet they never stop)- enjoy beautiful sunsets – this Aurora model is bright & light w/clerestory windows & bay windows. All south & west facing elevations including patio door have been replaced by Arizona Wholesale Windows. Covered patio w/sunshade + expanded brick [...]



Sandra Northcutt

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2000

Days On Market: 24

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Irregular

View: Mountains,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 7013.00 sq ft

MLS #: 22402802

Bathrooms Full: 2

List Number Main: 22402802

Municipality/Zoning: Marana - F

Township: 11

Description

Legal Description: Heritage Highlands III At Dove Mountain Lot 0542

Rooms

Sauna Level:
Marana

Kitchen Features: Countertops: Granite

Kitchen Features: Dining Areas: Breakfast Nook,Dining Area

Pantry: Closet

Extra Room: None

Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Reverse Osmosis

Building Details



Lot Features: Borders Common Area,Corner Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Floor Covering: Other: Wood Laminate Floors

Main House SqFt: 1620.00 sq ft

Stories: One

Fence: None

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: Heritage Highlands

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

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: Highlands@Dove Mtn

Accessibility Option: Door Levers

Section: 25

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: No

Assessments: \$0

Community: Dove Mountain

Tax Code: 218-53-0010

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,VA



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Phone: (520)
665-3100

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

Listing Member Phone: (520)
409-5301

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Softener

Sewer: Connected

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

Pool: Conventional: No

Assoc Amenities: Clubhouse,Pool,Spa/Hot Tub,Tennis Courts

Fireplace: Firepit

Main Heating: Forced Air

Security: Gated,Smoke Detector(s),Wrought Iron Security Door

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ

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

Fireplace Location: Other: Patio

Spa: Other: Community

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Paver

Water: City

Window Covering: Stay

Guest Facilities: None

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): \$259

Association & Fees: HOA Payment Frequency: Monthly

