



**\$395,000**

**13492 N HERITAGE CANYON DR, MARANA, AZ  
85658, USA**

<https://rehomes.us>

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

Open Great Room concept floor plan - Extended Durango model. Close to Clubhouse. Lovely fully enclosed backyard w/small view of mountains. Extended brick paved w/several seating areas. Bright interior. Carpet only in the 2 bedrooms - tile throughout rest of home. Original laundry room area extended to make for large bonus room or office - [...]



**Sandra Northcutt**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2004

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6011.00 sq ft

**MLS #:** 22409017

**Bathrooms Full:** 2

**List Number Main:** 22409017

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** Heritage Highlands III At Dove Mountain Lot 637

Rooms

**Sauna Level:** Marana

**Kitchen Features:**

**Appliance Color:** Black

**Dining Areas:** Breakfast Bar

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

**Extra Room: Other:** Office/Den/Bonus Rm

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1560.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** Heritage Highlands

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

**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,Other Bath Modification

**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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Dove Mountain

**Tax Code:** 218-53-0960

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

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

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

**Listing Member Phone:** (520) 409-5301

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Fireplace:** None

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

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

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

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

**Fireplace Location: Other:** None

**Spa: Other:** Community

**Laundry:** In Garage

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Paver

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Dove Mountain CSTEM K-8

**Elementary School:** Dove Mountain CSTEM K-8

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## 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

