



## 13508 N HERITAGE CANYON DR, MARANA, AZ 85658, USA

<https://rehomes.us>

Welcome to Heritage Highlands III at Dove Mountain! Nestled within the confines of this 55+ gated community, this home offers an unparalleled combination of elegance, comfort, and privacy. Step into a world of refined living as you explore this exquisite 2-bedroom, 2-bathroom home, complemented by a versatile den/hobby room that can effortlessly transform to suit your [...]



**Tyler Lopez**

### Basics

**\$400,000**

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



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2002

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 120' x 50'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6011.00 sq ft

**MLS #:** 22403935

**Bathrooms Full:** 2

**List Number Main:** 22403935

**Municipality/Zoning:** Marana - SP

**Township:** 11

Description

**Legal Description:** Heritage Highlands III At Dove Mountain Lot 639

Rooms

**Sauna Level:** Marana

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

**Kitchen Features:** Appliance Color: Stainless

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

**Extra Room:** Den

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

**Kitchen Features:** Pantry: Closet

Building Details

**Lot Features:** East/West Exposure,Previously Developed,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1534.00 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 III at Dove Mountain (542-719)

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 25

**Attribution Contact:** lopez@mlslisting.net

**Tax Code:** 218-53-0980

**Property Disclosures:** Unknown

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** Dove Mountain

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 6410 E. Tanque Verde Rd., Tucson, AZ 85715

**Listing Member Phone:** (520) 585-8105

**Listing Office Phone:** (520) 918-4800

**Listing Office Url:**  
<http://www.LongRealty.com>



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# Amenities & Features

- Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)
- Neighborhood Feature:** Gated,Lighted,Paved Street,Sidewalks
- Fireplace Location: Other:** None
- Laundry:** In Garage
- Main Cooling:** Central Air
- Patio/Deck:** Patio
- Spa:** None, None
- Water Heater:** Natural Gas
- Gas:** Natural
- Sewer:** Connected
- Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only
- Pool: Conventional:** No
- Fireplace:** None
- Main Heating:** Forced Air
- Security:** None
- Water:** City
- Window Covering:** None
- Guest Facilities:** None

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# Nearby Schools

- High School:** Mountain View
- Elementary School:** Ironwood
- Middle School:** Tortolita

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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):** \$245
- Association & Fees: HOA Payment Frequency:** Monthly

