



**\$800,000**

**13552 N HERITAGE GATEWAY AVE, MARANA,  
AZ 85658, USA**

<https://rehomes.us>

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

Well appointed Whetstone/Tahoe model. Tranquil backyard oasis with extensive flagstone patio, multiple sitting areas, gas fireplace, BBQ, sweeping panoramic views of mountains, 17th tee box, ,Arthurs Hill, city lights and glowing sunrises. Plantation shutters throughout and 2 large skylights in the living room allowing natural sunlight to light up the house! Kitchen is an entertainer's [...]



**Lois Berman**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1999

**Bathrooms Full:** 2

**List Number Main:** 22314875

**Municipality/Zoning:** Marana - SP

**Township:** 11

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7710.00 sq ft

**MLS #:** 22314875

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 64x119x65x121

**View:** City,Golf Course,Mountains,Panoramic,Sunrise

Description

**Legal Description:** Heritage Highlands II At Dove Mountain Lot 479

Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Desk,Dishwasher,Garbage Disposal,Gas Cooktop,Island,Refrigerator

**Kitchen Features: Countertops:** marble

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Media,Storage

Building Details



**Lot Features:** East/West Exposure,On Golf Course,Subdivided

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Golf Cart Garage

**# of Carport Spaces:** 1.00

**Floor covering:** Carpet, Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco

**Main House SqFt:** 2477.00 sq ft

**# of Garage Spaces:** 2.00

**Stories:** One

**Style:** Contemporary,Ranch

**Fence:** View Fence,Wrought Iron

**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.

**Special Listing Conditions:** None

**Subdivision Name:** Heritage Highlands II at Dove Mountain (393-541)

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

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

**Direction:** N

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Natural Desert,Sprinkler/Drip

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Association & Fees: HOA Name:** Highlands at Dove Mo

**Home Protection: Offered:** No

**Accessibility Option:** None

**Assessments:** \$0

**Section:** 25

**Community:** Dove Mountain

**Fire Protection:** Included in Taxes

**Tax Code:** 218-43-6330

**Range:** 12.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, None

**Terms:** Cash,Conventional,Submit



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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.https://1kwsa.com>

**Listing Member Phone:** (520) 352-9130

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Central Vacuum,Entertainment Center Built-In,Foyer,Skylight(s),Skylights,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Storage,Washer

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**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

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

**Fireplace:** Gas

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

**Security:** Smoke Detector(s)

**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:** 2022                      **Assoc Fees Includes:** Common Area Maint,Gated  
Community,Street Maint  
**Association & Fees: HOA Amt (Monthly):** \$245      **Association & Fees: HOA Payment Frequency:** Monthly

