



\$535,000

**13715 N HERITAGE CANYON DR, MARANA, AZ
85658, USA**

<https://rehomes.us>

Light and bright lovingly maintained Medford plan located on the 14th fairway of The Highlands GC. Golf course view from back patio/yard and Mountain View from front courtyard. Spacious 2 car garage with space for golf cart. Cozy fireplace in family room. Built-in media center with surround sound. Following are new/newer: garbage disposal 2020; gar [...]

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



Wanda Fudge

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2001

Days On Market: 9

County: Pima

Lot Acres: 0.16 acres

Lot Dimensions: Unknown

View: Golf Course,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6882.00 sq ft

MLS #: 22323522

Bathrooms Full: 2

List Number Main: 22323522

Municipality/Zoning: Other - CALL

Township: 11

Description

Legal Description: HERITAGE HIGHLANDS III AT DOVE MOUNTAIN LOT 576

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

Kitchen Features: **Countertops:** Corian

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: East/West Exposure,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2061.00 sq ft

Stories: One

Fence: Wrought Iron

Garage/Carport Feat: Electric Door Opener,Golf Cart Garage

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.50

Style: Contemporary

Construction Status: Existing

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: Desert Plantings,Low Care,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: The Highlands at DM

Home Protection: Offered: No

Driveway: To Property Line

Section: 25

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,Ceiling Speakers,High Speed Internet,Surround Sound

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

Association & Fees: HOA Transfer Fee: \$400

Association & Fees: HOA Telephone: 520-579-9574

Accessibility Option: None

Assessments: \$0

Community: Dove Mountain

Tax Code: 218-53-0350

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) 665-4200

Listing Office Address: 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

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

Listing Member Phone: (520) 850-1221

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Water: Other: Tucson

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

Fireplace: Gas

Main Heating: Electric,Heat Pump

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Courtyard,Misting System,Waterfall/Pond

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

Fireplace Location: Other: Family Room

Pool: Conventional: No

Laundry: Dryer,Electric Dryer Hookup,In Garage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Paver

Security: Gated,Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Mountain View

Middle School: Tortolita

Elementary School: Ironwood





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

