



\$779,900

**13775 N HERITAGE CANYON DR, MARANA, AZ
85658, USA**

<https://rehomes.us>

Highly sought out SANTA BARBARA ideally located on the Golf Course w/Mountain Views. VIEWS of the 14th Green and Sunsets. 2542 Sq Ft; 3BR/2BA + DEN. Formal Dining Room. Spacious Family Room w/Gas Fireplace & Media Built-Ins w/Surround Sound. Entertainer's Kitchen w/Corian Counter Tops; Tile Back Splash, Extended Wood Cabinetry and All Appliances Included. Spacious [...]

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



Nick Manning

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2001

Days On Market: 29

County: Pima

Lot Acres: 0.20 acres

Lot Dimensions: Irregular

View: Golf Course,Mountains,Sunset

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 8930.00 sq ft

MLS #: 22327000

Bathrooms Full: 2

List Number Main: 22327000

Municipality/Zoning: Marana - MDR

Township: 11

Description

Legal Description: Heritage Highlands III at Dove Mountain; Lot 581

Rooms

Sauna Level: Marana

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Nook,Formal Dining Room

Kitchen Features: Dishwasher,Gas Range,Island,Microwave,Refrigerator

Kitchen Features:
Countertops: Corian

Kitchen Features:
Appliance Color: Almond

Extra Room: Den

Building Details

Lot Features: On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2542.00 sq ft

Stories: One

Fence: Wrought Iron

Garage/Carport Feat: Attached Garage Cabinets

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

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

Landscape - Front: Other: Low Care

Horse Property: No

Electric: Electric Company: TRICO

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$4,662

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

Accessibility Option: Level

Section: 25

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: N

Horse Facilities: No

Landscape - Rear: Other: Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: The Highlands

Home Protection: Offered: No

Assessments: \$0

Community: Dove Mountain

Tax Code: 218-53-0400

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional, VA

Listing Office

ListingOfficeName: Tierra Antigua Realty

Listing Office Address: 7380 N. La Cholla Blvd, Tucson, AZ 85741

Listing Member Phone: (520) 437-4540

Listing Office Phone: (520) 318-5290

Listing Office Url:
<https://www.tierraantigua.com/>

Amenities & Features



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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower & Tub

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ-Built-In

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

Fireplace Location: Other: Family Room

Assoc Amenities: Clubhouse

Fireplace: Gas

Main Heating: Forced Air,Natural Gas

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: 2023

Assoc Fees Includes: Common Area Maint,Gated Community,Street Maint

Association & Fees: HOA Amt (Monthly): \$259

Association & Fees: HOA Payment Frequency: Monthly

