



**\$659,900**

**13808 N HERITAGE CANYON DR, MARANA, AZ  
85658, USA**

<https://rehomes.us>

This is the SANTA ROSA you've been waiting for in the Highlands. Wonderfully UPGRADED inside and out. Over 2300 Sq Ft ; 2 Bedroom, 2 Bath plus DEN; 2 car garage with Golf Cart Space.; Entertainer's Kitchen with Granite Countertops, Tile backsplash, Extended Wood Cabinetry and all Stainless Steel Appliances Included. DEN with Double Doors, [...]

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



**Nick Manning**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2007

**Days On Market:** 23

**County:** Pima

**Lot Acres:** 0.21 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9191.00 sq ft

**MLS #:** 22324826

**Bathrooms Full:** 2

**List Number Main:** 22324826

**Municipality/Zoning:** Marana - MDR

**Township:** 11

Description

**Legal Description:** Heritage Highlands VII at Dove Mountain; Lot 1265

Rooms

**Sauna Level:** Marana

**Kitchen Features:** **Pantry:** Closet

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

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

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Den

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2350.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets

**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:** Low Care

**Horse Property:** No

**Guest House SqFt:** 0.0000

**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:** 218-53-7360

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

**Road Maintenance:** HOA

**Terms:** Cash, Conventional, 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

**Association & Fees: HOA Transfer Fee:** \$4,410

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

**Accessibility Option:** Level

**Section:** 24

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Ceiling Speakers, Surround Sound

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## 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/>



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# Amenities & Features

<b>Interior Features:</b> Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Solar Tube(s),Walk In Closet(s),Water Softener	<b>Exterior Features:</b> BBQ-Built-In,Plantation Shutters
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts
<b>Primary Bathroom Features:</b> Double Vanity,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Water: Other:</b> Tucson Water	<b>Pool: Conventional:</b> No
<b>Assoc Amenities:</b> Clubhouse	<b>Laundry:</b> Laundry Room
<b>Fireplace:</b> None	<b>Main Cooling:</b> Ceiling Fans,Central Air
<b>Main Heating:</b> Forced Air	<b>Patio/Deck:</b> Enclosed
<b>Pool:</b> None	<b>Security:</b> Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City,Water Company
<b>Water Heater:</b> Natural Gas	<b>Window Covering:</b> Stay
<b>Gas:</b> Natural	<b>Guest Facilities:</b> None

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# Nearby Schools

<b>High School:</b> Mountain View	<b>Middle School:</b> Dove Mountain CSTEM K-8
<b>Elementary School:</b> Dove Mountain CSTEM K-8	

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# Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$245	<b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly

