



**\$699,000**

**13811 N HERITAGE CANYON DR, MARANA, AZ  
85658, USA**

<https://rehomes.us>

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

\* DESERT DELIGHT\* AMAZING "SANTA ROSA " POPULAR FLRPLAN  
IN ACTIVE ADULT "THE HIGHLANDS" BREATHTAKING VIEWS -  
ELEVATED HOMESITE- OVERLOOKING THE LUSH HIGHLANDS  
GOLF COURSE! VIEW FENCING LOOKS OUT TO NATURE'S  
BEAUTY...SONORAN DESERT & WONDERFUL MTN RANGES!  
BRIGHT & OPEN, TONS OF WINDOWS, HUGE GREAT RM OPENS TO  
GOURMET KIT W/ALL THE BEST APPLIC & [...]



**Maria Anemone**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 4

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

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

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7884.00 sq ft

**MLS #:** 22407722

**Bathrooms Full:** 2

**List Number Main:** 22407722

**Municipality/Zoning:** Marana - F

**Township:** 11

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## Description

**Legal Description:** HERITAGE HIGHLANDS VII AT DOVE MTN LOT 1258

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Gas Oven,Refrigerator,Reverse Osmosis

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Office

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## Building Details



**Lot Features:** Borders Common Area,Elevated Lot,North/South Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2020.00 sq ft

**Stories:** One

**Fence:** View Fence,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Ranch

**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:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Accessibility Option:** Level,Wide Hallways

**Section:** 24

**Attribution Contact:** 520-906-3245

**Tax Code:** 218-53-7290

**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

**Landscape - Rear: Other:** Decorative Gravel,Low Care,Natural Desert,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** 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



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520)  
665-3100

**Listing Office Address:** 12080 N Dove Mountain Blvd  
#100, Marana, AZ 85658

**Listing Member Phone:** (520)  
906-3245

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer,High Ceilings  
9+,Solar Tube(s),Split Bedroom Plan,Walk In Closet(s)

**Neighborhood Feature:** Exercise  
Facilities,Gated,Golf,Pickleball,Pool,Putting Green,Rec  
Center,Shuffle Board,Tennis Courts

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Slab

**Security:** Alarm Installed,Smoke Detector(s),Wrought  
Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

**Electric:** Solar PV System

**Fireplace Location: Other:** Great  
Room

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

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Mountain View

**Middle School:** Dove Mountain CSTEM K-8

**Elementary School:** Dove Mountain CSTEM K-8

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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):** \$259

**Association & Fees: HOA Payment Frequency:** Monthly

