



**\$2,244,000**

## 3780 W ALDRIN, MARANA, AZ 85658, USA

<https://rehomes.us>

Moonlight Canyon distinguished by a one-of-kind tunnel entrance and National Park like setting. It combines welcomed privacy with an active, outdoor lifestyle and diverse amenities. Only 20% of the 1200 acres will be disturbed for home building, 80% remains natural Sonoran Desert. Each luxury home offers single level convenience and features an open, flowing floor [...]

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



**Margaret McMillen**

### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2024

**Days On Market:** 30

**County:** Pima

**Lot Acres:** 1.11 acres

**Lot Dimensions:** 38+197X118X309X268

**View:** Desert,Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 48724.00 sq ft

**MLS #:** 22311724

**Bathrooms Full:** 3

**List Number Main:** 22311724

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** Moonlight Canyon at Saguaro Ranch Phase 2 SQ20201530190 Lot 34

Rooms

**Sauna Level:** Marana

**Kitchen Features: Countertops:** Granite or Quartz

**Kitchen Features: Appliance Color:** Stainless

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

**Kitchen Features:** Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator

**Laundry Level:** Sink and Cabinets

**Kitchen Features: Pantry:** Walk-In

**Extra Room: Other:** Den or Office

**Extra Room:** Den,Office

Building Details



**Lot Features:** East/West Exposure,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Wood Frame

**# of Garage Spaces:** 3.00

**Style:** Modern,Territorial

**Construction Status:** New Construction

**Garage/Carport Feat:** Three car garage, Attached Garage/Carport,Electric Door Opener

**Construction: Other:** Synthetic Plaster

**Basement:** No

**Main House SqFt:** 3522.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

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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:** Moonlight Canyon at Saguaro Ranch Phase 2

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Natural Desert,Sprinkler/Drip

**Horse Property:** No

**Builder/New Constr.: Builder License #:** LC625437000

**Builder/New Constr.: License Status:** Active

**Landscape - Rear: Other:** None

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saguaro Ranch Prpty

**Home Protection: Plan By:** PWSC

**Assessments:** \$8,562

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System,High Speed Internet,Smart Panel,Smart Thermostat,Telephone

**Special Listing Conditions:** Public Report

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

**Direction:** W

**Horse Facilities:** No

**Builder/New Constr.: Builder Warranty:** PWSC

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$350

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers,Entry,Level

**Section:** 19

**Tax Code:** 219-10-2190

**Property Disclosures:** Other

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

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## Listing Office

**ListingOfficeName:** Miramonte Homes, LLC

**Listing Office Address:** 2502 E. River Road, Tucson, AZ 85718

**Listing Member Phone:** (520) 307-8132

**Listing Office Phone:** (520) 615-8900

**Listing Office Url:** <http://www.miramontehomes.com>

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## Units Information



Unit Level: 1

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## Amenities & Features

**Interior Features:** Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

**Neighborhood Feature:** Gated,Jogging/Bike Path,Paved Street,Walking Trail

**Guest Facilities: Other:** 2 En-Suite Guest Rms

**Sewer: Other:** ALTERNATIVE SEPTIC

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

**Fireplace:** Gas

**Main Heating:** Energy Star Qualified Equipment,Forced Air,Natural Gas,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Recirculating Pump,Tankless Water Htr

**Gas:** Natural

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** Great Room,Primary Bedroom

**Water: Other:** City of Tucson

**Assoc Amenities:** None

**Green Features:** Heating/Cooling

**Main Cooling:** Ceiling Fans,ENERGY STAR Qualified Equipment,Zoned

**Patio/Deck:** Covered,Patio

**Security:** Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s)

**Water:** City,Water Company

**Window Covering:** None

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## Nearby Schools

**High School:** Mountain View

**Elementary School:** Ironwood

**Middle School:** Tortolita

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## Fees and Taxes



**Tax Year:** 2022

**Association & Fees: HOA Amt (Monthly):** \$408

**Assoc Fees Includes:** Common Area Maint, Garbage Collection, Gated Community, Street Maint

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

