



Lot 30 Moonlight Canyon  
 Concept Plan  
 MODEL # 2934  
 MOONLIGHT CANYON AT SAGUARO RANCH  
 3841 W ALDRIN DR.  
 MARANA, ARIZONA 85658  
 RAJ 22-24

**\$2,215,000**

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



## 3821 W ALDRIN, MARANA, AZ 85658, USA

<https://rehomes.us>

Custom designed home to accentuate the land that Mother Nature provides. Nestled in and backing to mountains, boulders and a valley that draws the eye upward backing to ones own mountains. Set in the Tortolita Mountain range with views of the Santa Catalina Mountains. An optional pool area provided in the included site prep. Robinette [...]



**Margaret McMillen**

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2023

**Days On Market:** 184

**County:** Pima

**Lot Acres:** 1.00 acres

**Lot Dimensions:** 74'x297'+188' X 304'x216

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

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 43632.00 sq ft

**MLS #:** 22231521

**Bathrooms Full:** 3

**List Number Main:** 22231521

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** LC625437000 MOONLIGHT CANYON LOT 30

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 Range,Island,Microwave,Refrigerator

**Dining Areas: Other:** Open Great Room

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

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

**Extra Room:** Den,Office

Building Details



**Lot Features:** Cul-De-Sac,Elevated Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Modern

**Construction Status:** New Construction

**Garage/Carport Feat:** Rustic: Garage Doors, Attached Garage/Carport,Electric Door Opener,Extended Length

**Construction: Other:** Synthetic Plaster

**Basement:** No

**Main House SqFt:** 2934.00 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 Warranty:** PWC Warranty

**Security: Other:** Manned Gatehouse 24/

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

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

**Home Protection: Plan By:** Builder Warranty

**Assessments:** \$60,001

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System,Pre-Wired Tele Lines,Smart Panel

**Special Listing Conditions:** Public Report

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 20

**Tax Code:** 219102150

**Property Disclosures:** Other

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Miramonte Homes, LLC

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

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

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Sewer:** Septic

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

**Fireplace Location: Other:** Great Room, Gas

**Water: Other:** City of Tucson

**Assoc Amenities:** Security

**Fireplace:** Gas

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

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

**Water:** City

**Window Covering:** None

**Exterior Features:** Native Plants

**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,Sink

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

**Patio/Deck:** Covered,Patio

**Spa:** None, None

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

**Gas:** Natural





## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**Elementary School:** Ironwood



## Fees and Taxes

**Tax Year:** 2022

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

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

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

