

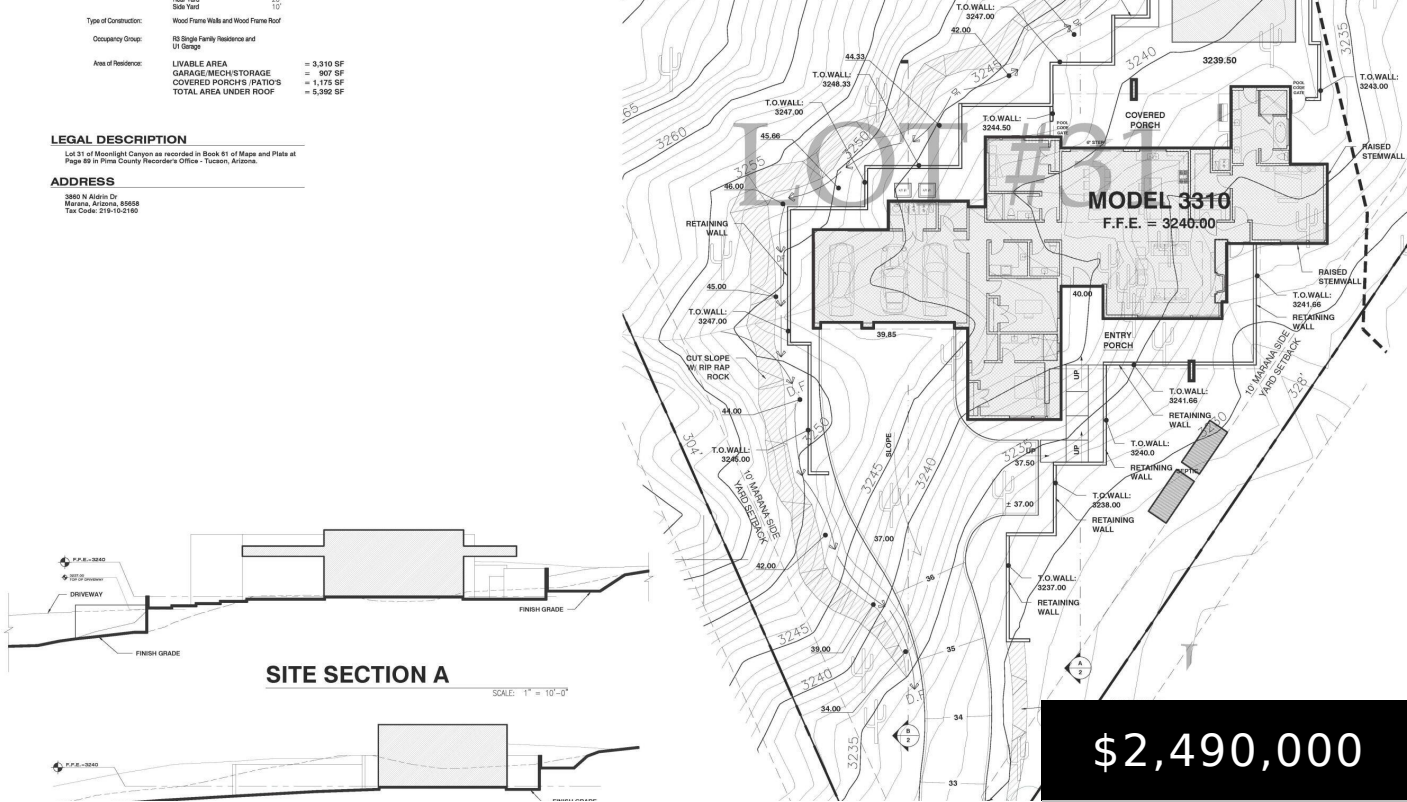
Type of Construction:	Wood Frame Walls and Wood Frame Roof
Occupancy Group:	R3 Single Family Residence and U1 Garage
Area of Residence:	LIVABLE AREA = 3,310 SF GARAGE/MECH/STORAGE = 807 SF COVERED PORCHES/PATIO'S = 1,175 SF TOTAL AREA UNDER ROOF = 5,392 SF

LEGAL DESCRIPTION

Lot 31 of Moonlight Canyon as recorded in Book #1 of Maps and Plats at Page 89 in Pima County Recorder's Office - Tucson, Arizona.

ADDRESS

3821 N Aldrin Dr
Marana, Arizona 85658
Tax Code: 219-10-2180



3821 W ALDRIN, MARANA, AZ 85658, USA

<https://rehomes.us>

Custom home designed by Ron Robinette Architect, interior by Lori Carroll, built by Miramonte Homes. Set amongst the boulders, featuring an optional pool area. Views of Saguaro studded Tortolita Mountains and Santa Catalina Mountain views on a private cul-de-sac home site. Featuring a Chef’s kitchen with Wolf and Sub-Zero appliances, 3-car garage, 3 en-suite bedrooms [...]



Margaret McMillen

Basics

\$2,490,000

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



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2023

Days On Market: 184

County: Pima

Lot Acres: 1.04 acres

Lot Dimensions: 30'x328'x328'x304'

View: Desert,Mountains,Panoramic,Sunrise

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 45316.00 sq ft

MLS #: 22231526

Bathrooms Full: 3

List Number Main: 22231526

Municipality/Zoning: Marana - F

Township: 11

Description

Legal Description: LC625437000 MOONLIGHT CANYON LOT 31

Rooms

Sauna Level: Marana

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Pantry: Closet

Extra Room: Other: Dining Areas: Breakfast Bar,Formal Dining Room

Den or Office

Extra Room: Kitchen Features: Convection Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Oven,Gas Range,Island,Microwave,Refrigerator

Den,Office

Building Details



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

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco,Stone

of Garage Spaces: 3.00

Style: Contemporary,Modern

Construction Status: New Construction

Garage/Carport Feat: Rusted metal doors, Electric Door Opener,Extended Length

Floor covering: Carpet, Ceramic Tile

Fence: Other: Rusted metal gate

Main House SqFt: 3310.00 sq ft

Stories: One

Fence: Block,Stucco Finish

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 Saguario Ranch Phase 2

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

Horse Property: No

Builder/New Constr.: Builder License #: LC 625437000

Builder/New Constr.: License Status: Active

Landscape - Rear: Other: Natural Desert

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Home Protection: Offered: Yes

Accessibility Option: Level

Section: 20

Tax Code: 219-10-2160

Property Disclosures: Other

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA

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 Name: Saguario Ranch Proper

Home Protection: Plan By: PWSC

Assessments: \$60,001

Fire Protection: Included in Taxes

Range: 13.00

Road Type: Paved

Technology: Built-Up, Alarm System,Pre-Wired Sat Dish,Pre-Wired Tele Lines,Smart Panel,Smart Thermostat

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>

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Dual Pane Windows,ENERGY STAR Qualified Windows,Fire Sprinklers,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

Sewer: Other: Alternative Septic

Pool: Conventional: No

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

Main Cooling: Ceiling Fans Pre-Wired,ENERGY STAR Qualified Equipment,Zoned

Patio/Deck: Covered,Patio

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

Water: City

Window Covering: None

Guest Facilities: House

Exterior Features: Native Plants

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

Fireplace Location: Other: Great Room,Primary Bedroom

Water: Other: City of Tucson

Assoc Amenities: None

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

Nearby Schools

High School: Mountain View

Elementary School: Ironwood

Middle School: Tortolita

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

