



**\$930,000**

**4202 W SLEEPING SHADOW PL, MARANA, AZ  
85658, USA**

<https://rehomes.us>

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

If you're looking for privacy, quiet, & buffer from neighbors, then this is the perfect home for you. Located on a corner cul-de-sac lot within prestigious Tortolita Vistas, a gated community of all single-story homes and where all lots are over three quarters of an acre. Upon entry, you're greeted with a gated courtyard with [...]



**Jessica Bonn**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2013

**Days On Market:** 41

**County:** Pima

**Lot Acres:** 0.95 acres

**Lot Dimensions:** Approx 181' x 205' x 209' x 204'

**View:** Desert,Mountains,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 41469.00 sq ft

**MLS #:** 22325997

**Bathrooms Full:** 2

**List Number Main:** 22325997

**Municipality/Zoning:** Marana - F

**Township:** 11

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## Description

**Legal Description:** Tortolita Vistas Lot 121

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Freezer,Garbage Disposal,Gas Cooktop,Gas Range,Island,Lazy Susan,Microwave

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Office

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## Building Details



**Lot Features:** Corner Lot,Cul-De-Sac,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2487.00 sq ft

**Stories:** One

**Fence:** Slump Block,View Fence,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Ranch,Southwestern

**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:** Tortolita Vistas (1-22, 36-39, 92-150)

**Landscape - Front: Other:** Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 31

**Attribution Contact:** 520-241-2120

**Tax Code:** 219-36-0630

**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:** W

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up,Tile, Alarm System



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520)  
918-2400

**Listing Office Address:** 1880 E River Road, Suite 120,  
Tucson, AZ 85718

**Listing Member Phone:** (520)  
241-2120

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane  
Windows,Foyer,High Ceilings 9+,Split Bedroom  
Plan,Vaulted Ceilings,Walk In Closet(s),Water  
Purifier,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio,Screened

**Security:** Alarm Installed,Gated,Wrought Iron  
Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:**

Courtyard,Fountain,Native Plants,Solar  
Screens

**Neighborhood Feature:** Gated,Paved  
Street

**Fireplace Location: Other:** None

**Assoc Amenities:** None

**Fireplace:** None

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

**Pool:** Heated

**Spa:** Hot Tub, Hot Tub

**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





# Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$75

**Assoc Fees Includes:** Gated Community,Street Maint

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

