



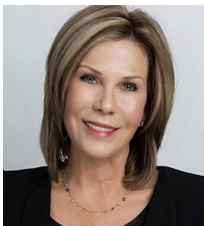
**\$6,900,000**

**4365 W CUSH CANYON LOOP, MARANA, AZ  
85658, USA**

<https://rehomes.us>

- 6 beds
- 7.00 baths
- Single Family Residence
- Residential
- Active

Setting the standard in Arizona: Sensational Ridgetop Perch High Above Dove Mountain combined with the brilliant Architecture by Award Winning Kevin B. Howard that is Uncompromising. For those who want "it all" – Private Courtyard Entry, Ultimate Great Room, Family/Entertainment Room, Home Office/Study, Library/Game Room, Exercise Room, 2 Owner's Suites with Private Patio, 2 Guest [...]



**Nancy Mancuso**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 7.00 baths

**Year built:** 2024

**Days On Market:** 27

**County:** Pima

**Lot Acres:** 4.64 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Lot size:** 202050.00 sq ft

**MLS #:** 22400359

**Bathrooms Full:** 6

**List Number Main:** 22400359

**Municipality/Zoning:** Marana - F

**Township:** 11

Description

**Legal Description:** Canyon Pass II at Dove Mountain (49-110)

Rooms

**Sauna Level:** Marana

**Kitchen Features:** Appliance Color: Stainless

**Dining Areas:** Great Room

**Kitchen Features:** Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Freezer,Energy Star Qualified Refrigerator,Energy Star Qualified Stove,Garbage Disposal,Microwave,Refrigerator

**Dining Areas: Other:** Large Breakfast Room

**Extra Room: Other:** Entertainment

**Extra Room:** Exercise Room,Library,Office

Building Details



**Lot Features:** Hillside Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Concrete Block,Frame - Stucco,Metal

**# of Garage Spaces:** 4.00

**Style:** Modern,Southwestern

**Construction Status:** New Construction

**Garage/Carport Feat:** Attached  
Garage/Carport,Electric Door Opener,Electric  
Vehicle Charging Station(s),Utility Sink

**Floor covering:** Engineered Wood,  
Indoor/Outdoor, Stone

**Floor Covering: Other:** Porcelain

**Main House SqFt:** 5400.00 sq ft

**Stories:** Two

**Fence:** Masonry,Stone,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:** Canyon Pass II At Dove Mountain (49-110)

**Landscape - Front: Other:** Desert Plantings,Low Care,Natural Desert,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet,Home Automation,Pre-Wired Srnd Snd,Pre-Wired Tele Lines,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Natural Desert,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Ramped Main Level,Roll-In Shower

**Assessments:** \$0

**Community:** Dove Mountain

**Tax Code:** 218-40-1180

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 419-9275

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## Units Information

**Unit Level:** 2

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## Amenities & Features



**Interior Features:** Dual Pane Windows,Energy Star Air Pkg,Energy Star Qualified,Entertainment Center Built-In,Fire Sprinklers,Foyer,High Ceilings 9+,Insulated Windows,Low Emissivity Windows,Split Bedroom Plan,Storage,Walk In Closet(s),Water Purifier,Whl Hse Air Filt Sys

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity

**Pool: Conventional:** Yes

**Laundry:** Laundry Room

**Fireplace:** Gas

**Main Heating:** Energy Star Qualified Equipment,Forced Air,Heat Pump,Zoned

**Pool:** Heated,Infinity

**Spa:** Conventional, Conventional

**Water Heater:** Energy Star Qualified Water Heater,Instant Hot Water

**Gas:** Natural

**Exterior Features:** BBQ,Courtyard,Dog Run,Fountain,Native Plants,Outdoor Kitchen

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Golf,Paved Street,Pool,Putting Green,Rec Center,Tennis Courts,Walking Trail

**Fireplace Location: Other:** Great Room, Guest House

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

**Green Features:** Air Quality,Electric,Solar

**Main Cooling:** Central Air,ENERGY STAR Qualified Equipment,Heat Pump,Zoned

**Patio/Deck:** Balcony,Covered,Deck,Patio

**Security:** Alarm Installed,Cameras,Gated,Smoke Detector(s)

**Water:** City

**Window Covering:** Some

**Guest Facilities:** House

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## Nearby Schools

**High School:** Mountain View

**Middle School:** Tortolita

**Elementary School:** Ironwood

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## Fees and Taxes



**Tax Year:** 2022

**Assoc Fees Includes:** Cable or Satellite,Common Area  
Maint,Gas,Gated Community,Sewer,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$143

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

