



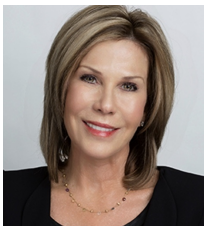
\$6,900,000

**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

Basics



Category: Residential

Status: Active

Bathrooms: 7.00 baths

Year built: 2023

Days On Market: 149

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 #: 22302498

Bathrooms Full: 6

List Number Main: 22302498

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

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



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

Units Information

Unit Level: 2

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

Nearby Schools

High School: Mountain View

Middle School: Tortolita

Elementary School: Ironwood

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

