



\$525,000

**5303 W TORTOLITA FLATS LN, MARANA, AZ
85658, USA**

<https://rehomes.us>

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

Highly desirable Hillsboro model backing to open space. A wonderful gated & fenced entrance courtyard with beautifully landscaped yard, brick paver walk & paver driveway. Large Great Room features custom-built Kiva corner fireplace and entertainment center. Dining Room and highly upgraded "Cook's Kitchen" with extensive storage cabinetry. two bedrooms plus den complete the living area. [...]



Kathryn Minx



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2.00 baths	Lot size: 6534.00 sq ft
Year built: 2006	MLS #: 22406697
Bathrooms Full: 2	County: Pima
List Number Main: 22406697	Lot Acres: 0.15 acres
Municipality/Zoning: Marana - MLDR	Lot Dimensions: 60 x 110
Township: 11	View: Residential

Description

Legal Description: Lot 1177 Heritage Highlands VII at Dove Mountain

Rooms

Sauna Level: Marana	Kitchen Features: Countertops: Qtz
Kitchen Features: Missing: Dbl oven & griddle	Kitchen Features: Pantry: Closet
Kitchen Features: Appliance Color: Black	Dining Areas: Breakfast Bar,Dining Area
Extra Room: Den	Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Oven,Reverse Osmosis

Building Details



Lot Features: Borders Common Area,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1804.00 sq ft

Stories: One

Fence: Block,Wrought Iron

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length,Golf Cart Garage

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.50

Style: Contemporary

Construction Status: Existing

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: Heritage Highlands

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

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip,Trees,Vegetable Garden

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Highlands

Accessibility Option: None

Section: 24

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Tile, Cable TV,Ceiling Speakers,High Speed Internet,Surround Sound,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Electric: Electric Company: Trico

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$400

Home Protection: Offered: No

Assessments: \$0

Community: Dove Mountain

Tax Code: 218-53-6480

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,USDA,VA



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 15250 N. Oracle Rd No.
110, Tucson, AZ 85739

Listing Member Phone: (317) 697-1725

Listing Office Phone: (520) 665-4200

Listing Office Url:

<http://www.LongRealty.com>

Units Information

Unit Level: 1

Amenities & Features



Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Walk In Closet(s),Water Purifier	Exterior Features: BBQ-Built-In,Courtyard,Plantation Shutters
Sewer: Connected	Neighborhood Feature: Exercise Facilities,Gated,Golf,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts,Walking Trail
Primary Bathroom Features: Double Vanity,Exhaust Fan,Shower Only	Guest Facilities: Other: Murphy bed
Fireplace Location: Other: Great Room	Patio/Deck: Other: Blt-in gas Web grill
Pool: Conventional: No	Assoc Amenities: Clubhouse,Pickleball,Pool,Recreation Room,Tennis Courts
Laundry: Laundry Room,Storage	Fireplace: Bee Hive
Main Cooling: Ceiling Fans,Central Air	Main Heating: Forced Air,Natural Gas
Patio/Deck: Covered,Patio,Paver	Pool: None
Security: Gated,Smoke Detector(s),Wrought Iron Security Door	Spa: None, None
Water: City	Water Heater: Natural Gas
Window Covering: Stay	Gas: Natural

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	Assoc Fees Includes: Common Area Maint,Gated Community,Street Maint
Association & Fees: HOA Amt (Monthly): \$259	Association & Fees: HOA Payment Frequency: Monthly

