



**\$1,050,000**

**6485 W TRIANGLE CROSS WAY, MARANA, AZ  
85658, USA**

<https://rehomes.us>

**\*MODERN RANCH\* ENCHANTING "CLASSIC" TUCSON  
TERRITORIAL INCREDIBLE VALUE-OVER 3,580 SQ FT! PREM .32 AC  
LOT- BORDERS DESERT & BOASTS BREATHTAKING MTN/SUNSET  
VIEWS! QUALITY BUILT "TOLL BROS" NESTLED IN GATED  
ENCLAVE ON A RESORT DESTINATION- DOVE MTN! PERFECT FOR  
SEASONAL GETAWAY/LUXURY RENTAL...HIKING/BIKING,  
GOLF/FITNESS CLUBS, RITZ CARLTON RESORT, RESTAURANTS!  
POPULAR FLRPLN- OFFERS SEP WINGS- HUGE GUEST CASITA- [...]**

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



**Maria Anemone**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2016

**Days On Market:** 29

**County:** Pima

**Lot Acres:** 0.35 acres

**Lot Dimensions:** IRREGULAR- .35 ACRE

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

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 15246.00 sq ft

**MLS #:** 22324543

**Bathrooms Full:** 3

**List Number Main:** 22324543

**Municipality/Zoning:** Marana - GR1

**Township:** 11

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## Description

**Legal Description:** LOS SAGUAROS @ DOVE MTN SQ 20121640199 LOT 73

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## Rooms

**Sauna Level:** Marana

**Kitchen Features: Countertops:** GRANITE

**Kitchen Features: Appliance Color:** Stainless

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

**Kitchen Features:** Convection Oven,Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Reverse Osmosis,Wine Cooler

**Laundry Level:**  
STORAGE CABINETS

**Kitchen Features:**  
**Pantry:** Closet

**Extra Room: Other:**  
LOUNGE-BAR

**Extra Room:** Bonus Room,Office

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## Building Details



**Lot Features:** Adjacent to Wash,Borders Common Area,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Ranch,Territorial

**Construction Status:** Existing

**Garage/Carport Feat:** Attached Garage Cabinets,Electric Door Opener,Extended Length,Manual Door

**Floor covering:** Carpet, Engineered Wood

**Floor Covering: Other:** PORCELAIN TILE

**Main House SqFt:** 3188.00 sq ft

**Stories:** One

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

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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:** Los Saguaros At Dove Mountain SQ20121640199

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

**Horse Property:** No

**Guest House SqFt:** 401.0000

**Security: Other:** AUTO SUN SHADE

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Transfer Fee:** \$180

**Association & Fees: HOA Telephone:** 520-742-5674

**Home Protection: Plan By:** OLD REPUBLIC-SELLER

**Assessments:** \$0

**Community:** Dove Mountain

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect,Metal,Tile, Alarm System,Cable TV,High Speed Internet,Smart Panel,Telephone

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** LOS SAGUARIOS @DOVE

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 22

**Attribution Contact:** 520-906-3245

**Tax Code:** 218-34-1500

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit,VA

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 12080 N Dove Mountain Blvd #100, Marana, AZ 85658

**Listing Office Phone:** (520) 665-3100

**Listing Member Phone:** (520) 906-3245



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Fire Sprinklers,Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Electric:** Solar PV System

**Guest Facilities: Other:** GUEST WING

**Patio/Deck: Other:** PAVED PATIOS

**Assoc Amenities:** None

**Green Features:** Solar

**Main Cooling:** Ceiling Fans,Central Air,Zoned

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

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

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** BBQ,BBQ-Built-In,Courtyard,Dog Run,Plantation Shutters

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

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

**Fireplace Location: Other:** Patio

**Pool: Conventional:** No

**Laundry:** Laundry Room,Sink

**Fireplace:** Gas

**Main Heating:** Natural Gas,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Recirculating Pump

**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

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Garbage Collection,Gated Community,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$99

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

