



\$425,000

**9222 W TROTting WOLF TRL, MARANA, AZ
85653, USA**

<https://rehomes.us>

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

This is a four bedroom beauty! Saguaro Bloom amenities are fully equipped to meet all family members neighborhood fun! This home has a family friendly floor plan with separate master bedroom. Great views of the Catalinas with a large backyard ready to make your own. Home offers SOLAR!



Mary Smyser

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2021

Days On Market: 14

County: Pima

Lot Acres: 0.17 acres

Lot Dimensions: 134x38x16x138x52

View: Mountains

Type: Single Family Residence

Bedrooms: 4 beds

Lot size: 7231.00 sq ft

MLS #: 22313059

Bathrooms Full: 2

List Number Main: 22313059

Municipality/Zoning: Marana - R6

Township: 12

Description

Legal Description: 216408550 Saguaro Bloom Blk 1 Sq201805400691 of 81 EXC Mineral Rights Below 30 ft

Rooms

Sauna Level: Marana

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Kitchen Features: Pantry: Closet

Dining Areas: Breakfast Bar

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

Building Details

Lot Features: North/South Exposure

of Carport Spaces: 2.00

Basement: No

Main House SqFt: 1787.00 sq ft

Stories: One

Fence: Block,Slump Block

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

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Territorial

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: Saguaro Bloom
SQ20180540069

Landscape - Front: Other: Decorative
Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: No

Association & Fees: HOA Transfer Fee: \$150

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 18

Fire Protection: Included in Taxes

Range: 12.00

Road Type: Paved

Technology: Built-Up,Tile, Alarm System,Smart
Thermostat

Special Listing Conditions: No
Insurance Claims History Report

Co-op Fee: \$3

Direction: W

Horse Facilities: No

Landscape - Rear: Other: Low
Care,Trees

**Subdivision Restrict: Deed
Restrictions:** Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name:
Saguaro Bloom

Accessibility Option: Level,Wide
Hallways

Assessments: \$4,751

Community: Saguaro Bloom

Tax Code: 216-41-0810

Property Disclosures: Public Airport
Vcty,Unknown

Road Maintenance: HOA

Terms: Cash,Conventional,FHA

Listing Office

ListingOfficeName: Coldwell Banker Realty

Listing Office Address: 5460 E. Broadway #350,
Tucson, AZ 85711

Listing Member Phone: (520) 444-8842

Listing Office Phone: (520) 745-4545

Listing Office Url:
<http://www.azmoves.com>



Units Information

Unit Level: 1

Amenities & Features

Interior Features: High Ceilings
9+,Split Bedroom Plan,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: 2
Primary Baths,Exhaust Fan,Shower &
Tub

Pool: Conventional: No

Laundry: Laundry Room

Fireplace: None

Main Heating: Natural Gas

Security: Alarm Installed,Carbon
Monoxide Detectors,Smoke Detector(s)

Water: City

Window Covering: None

Guest Facilities: None

Exterior Features: Native Plants

Neighborhood Feature: Athletic Facilities,Basketball
Court,Exercise Facilities,Paved Street,Pool,Rec
Center,Sidewalks,Walking Trail

Fireplace Location: Other: None

Assoc Amenities: Clubhouse,Park,Pool,Recreation
Room

Green Features: Solar

Main Cooling: Ceiling Fans,Evaporative
Cooling,Gas,Zoned

Patio/Deck: Patio

Spa: None, None

Water Heater: Tankless Water Htr

Gas: Natural

Nearby Schools

High School: Marana

Elementary School: Twin Peaks K-8

Middle School: Twin Peaks K-8

Fees and Taxes



Tax Year: 2023

Assoc Fees Includes: Front Yard Maint

