



**\$395,000**

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



## **9267 W TROTTING WOLF TRL, MARANA, AZ 85653, USA**

<https://rehomes.us>

2021 Jackson floorplan featuring 4-bedrooms and 2-bathrooms, a large kitchen with granite countertops, stainless appliances, and huge island. There is tile flooring in the entry, kitchen, dining room, laundry room and bathrooms and carpet in the bedrooms. There is a small park down the street with a neighborhood pool and you are just minutes away [...]



**Lisa Sullivan**

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2021

**Days On Market:** 9

**County:** Pima

**Lot Acres:** 0.13 acres

**Lot Dimensions:** 50' x 117'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 5846.00 sq ft

**MLS #:** 22312921

**Bathrooms Full:** 2

**List Number Main:** 22312921

**Municipality/Zoning:** Marana - SP

**Township:** 12

Description

**Legal Description:** Saguaro Bloom Blk 1 SQ20180540069 Lot 93EXC Mineral Rights Below 30-FT

Rooms

**Sauna Level:** Marana

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

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

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** None

Building Details



**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1787.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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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:** Saguaro Bloom SQ20180540069

**Landscape - Front: Other:** Low Care,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,High Speed Internet,Smart Panel

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Community:** Saguaro Bloom

**Tax Code:** 216-41-0930

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

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA



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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1745 E. River Rd., Suite 245, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 349-9206

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Purifier

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Jogging/Bike Path,Park,Paved Street,Pool,Rec Center,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Electric Dryer Hookup,Laundry Room,Washer

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

**Patio/Deck:** Covered

**Security:** Alarm Installed

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Double Vanity,Exhaust Fan,Shower Only

**Water: Other:** Marana

**Assoc Amenities:**  
Park,Pool,Recreation Room,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air,Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Tankless Water Htr

**Gas:** Natural

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## Nearby Schools

**High School:** Marana

**Middle School:** Marana

**Elementary School:** Rattlesnake Ridge





# Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$74

**Assoc Fees Includes:** Common Area Maint

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

