



**\$589,900**

**9395 W LONE COUGAR WAY, MARANA, AZ  
85653, USA**

<https://rehomes.us>

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

Welcome to your dream home! This stunning 2534 square foot single-story oasis boasts 4 bedrooms plus a den, 3 full baths, and a coveted 3-car garage. As you step into the grand entry with its soaring 14+ foot ceiling, you'll be greeted by luxury at every turn. The front two bedrooms are connected by a [...]



**Michele Durco Ahern**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2019

**Days On Market:** 12

**County:** Pima

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 65x122

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 7930.00 sq ft

**MLS #:** 22411873

**Bathrooms Full:** 3

**List Number Main:** 22411873

**Municipality/Zoning:** Marana - R6

**Township:** 12

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## Description

**Legal Description:** SAGUARO BLOOM BLOCK 2 SQ20181100149 LOT 103EXC MINERAL RIGHTS BELOW 30-FT

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## Rooms

**Sauna Level:** Marana

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

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

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

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

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

**Extra Room:** Den,None

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2534.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Modern,Ranch

**Construction Status:** New Construction

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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 Block 2

**Landscape - Front: Other:** Decorative Gravel,Low  
Care,Natural Desert,Shrubs,Trees

**Horse Property:** No

**Builder/New Constr.: Builder Warranty:** 10 year  
structural

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-347-8786

**Home Protection: Plan By:** Builder Warranty

**Assessments:** \$0

**Community:** Saguaro Bloom

**Tax Code:** 216-42-1030

**Property Disclosures:** None

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age  
Restrictions:** No

**Association & Fees: HOA Name:**  
CCMC

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 18

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High  
Speed Internet,Smart Panel,Smart  
Thermostat,Telephone



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## Listing Office

**ListingOfficeName:** DRH Properties Inc.

**Listing Office Phone:** (520) 790-6005

**Listing Office Address:** 6875 N Oracle Road,  
Suite 125, Tucson, AZ 85704

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

**Listing Member Phone:** (520) 214-0226

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Interior Features:** Ceiling Fan(s),Dual  
Pane Windows,Energy Star  
Qualified,ENERGY STAR Qualified  
Windows,High Ceilings 9+,Low Emissivity  
Windows,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double  
Vanity,Exhaust Fan,Low Flow  
Showerhead,Shower & Tub,Shower Only

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Washer

**Main Cooling:** Ceiling Fans,Ceiling Fans  
Pre-Wired,Central Air,ENERGY STAR  
Qualified Equipment

**Patio/Deck:** Covered

**Security:** Carbon Monoxide  
Detectors,None,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Basketball  
Court,Exercise Facilities,Jogging/Bike  
Path,None,Park,Pool,Sidewalks,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Park,Pool,Recreation  
Room

**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

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## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$89

**Assoc Fees Includes:** Common Area Maint

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

