

## **Spectacular Tangerine Crossing Two-Story w/Resort-Style Backyard**

3458 W. Wing Tip Drive – <https://TeamWoodall.com/WingTip/>

You'll love this home's AMAZING backyard that features a fabulous pool, spa, gas fire pit with seating areas, built-in BBQ, a covered ramada, travertine paver patio, artificial grass, and a bar seating area! Truly everything you might want in a backyard. The home is located in the popular, gated Tangerine Crossing neighborhood and just a few doors from one of the community parks. Nearby to the community are numerous amenities like shopping, restaurants, schools, trails, and the Tangerine multi-use path. The home itself is 2,319 sq. ft. with 4 bedrooms, plus a loft, and 3 full bathrooms. One of the bedrooms is located downstairs, giving you the flexibility to use it as an office or fourth bedroom. A very spacious primary bedroom suite offers double vanities, a garden tub, separate shower, and a large walk-in closet. You'll appreciate the newly installed luxury vinyl flooring throughout much of the home, brand new exterior paint, and solar PV system that will be paid off at closing, conveying great value to the next owner with lower electric bills! View the Matterport 3D Tour and floor plan that are both available to view at the above link.

### **Exterior Features**

- Expansive Pool w/Travertine Patio
- Built-In Spa w/Spillover
- Gas Fire Pit w/Built-in Seating
- Built-In BBQ & Bar Seating Area
- Ramada & Covered Patio Spaces
- Artificial Grass Play Area
- Two-Car Covered Parking + Garage
- Exterior Painted in December 2025

### **Interior Features**

- Luxury Vinyl Wood Plank Flooring Installed in 2025 w/Baseboards
- Additional Engineered Wood Floors
- Open Concept Floor Plan
- Breakfast Bar Seating Area
- Excellent Kitchen Counter Space
- Stainless Steel Appliances
- Staggered Kitchen Cabinet Layout
- Shutters on Downstairs Windows
- Downstairs Interior Painted in 2025

### **Other Notable Amenities**

- Excellent Northwest Location in Marana on the Oro Valley Border
- Secure, Gated Community
- Flexible Downstairs Bedroom/Office
- Upstairs Loft/Game Room Area
- Solar PV System Will Be Paid Off For Reduced Electric Bills
- Extended Driveway for Parking
- Wood & Iron Stair Railing
- New Door Handles & Light Fixtures
- Washer & Dryer Included
- Nest Smart Thermostat
- Spacious Family Room & Eat-In
- Soft Water Loop Prep
- Surround Sound in Family Room
- Ceiling Speakers in Various Rooms
- Neighborhood & Community Parks
- Nearby to Multi-Use Paths & Trails
- Dove Mountain C-STEM & Charter Schools Options Nearby



[www.TeamWoodall.com](http://www.TeamWoodall.com)