



**\$345,000**

**2021 W SADDLE HILLS DR, TUCSON, AZ  
85745, USA**

<https://rehomes.us>

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

This beautiful 3 bed 2 bath house is a perfect balance of tranquility and convenience. This home has a separate dining area off the kitchen, a fireplace in the great room and a cozy backyard for you to enjoy. Fantastic location, close to downtown, parks, grocery stores, entertainment, freeway, community colleges and The University Arizona. [...]



**Suguey Rodriguez**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1981  
**Bathrooms Full:** 2  
**List Number Main:** 22316753  
**Municipality/Zoning:** Tucson - R1  
**Township:** 14

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 9353.00 sq ft  
**MLS #:** 22316753  
**County:** Pima  
**Lot Acres:** 0.21 acres  
**Lot Dimensions:** 101.01 x 172.43 x 104.27  
**View:** Mountains,Residential

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## Description

**Legal Description:** Saddle Hills Lot 44

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## Rooms

<b>Sauna Level:</b> TUSD	<b>Kitchen Features: Countertops:</b> Formica,ButcherBlock
<b>Dining Areas:</b> Formal Dining Room	<b>Extra Room:</b> Storage
<b>Kitchen Features:</b> Electric Range,Microwave,Refrigerator	

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## Building Details

<b>Lot Features:</b> Adjacent to Alley,Adjacent to Wash,North/South Exposure	<b>Garage/Carport Feat:</b> Attached Garage/Carport
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Laminated, Mexican Tile
<b>Basement:</b> No	<b>Construction:</b> Siding,Slump Block
<b>Main House SqFt:</b> 1689.00 sq ft	<b># of Garage Spaces:</b> 2.00
<b>Stories:</b> One	<b>Style:</b> Ranch
<b>Fence:</b> Block,Slump Block,Wrought Iron	<b>Construction Status:</b> 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:** Saddle Hills (1-32)

**Landscape - Front: Other:** Desert Plantings,Low Care,Trees

**Horse Property:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 115-21-1160

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

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** W

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 13.00

**Road Type:** Paved

**Technology:** Built-Up, Cable TV

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 306-8106

**Listing Office Phone:** (520) 299-2201

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

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## Amenities & Features



**Interior Features:** Skylights,Vaulted Ceilings

**Neighborhood Feature:** None

**Fireplace Location: Other:** Family Room

**Laundry:** Outside,Storage

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Fireplace:** Wood Burning

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

**Security:** Window Bars

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

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## Nearby Schools

**High School:** Tucson

**Elementary School:** Maxwell K-8

**Middle School:** Mansfeld

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## Fees and Taxes

**Tax Year:** 2022

