



\$1,075,000

35185 S PALISADE PL, TUCSON, AZ 85739, USA

<https://rehomes.us>

Fantastic opportunity to own a brand new never lived-In Avalon on an exceptional canyon view homesite in The Saddlebrooke Preserve. Enjoy beautiful sunrises and sunsets, mountain and golf course views from this private view lot . Views from every window!! Beautiful kitchen for entertaining family & friends with large quartz island, Wolf 6 burner gas [...]

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



Cindie Wolfe

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2023

Days On Market: 3

County: Pinal

Lot Acres: 0.65 acres

Lot Dimensions: 172 X 195 X 120 X186

View: Desert,Golf Course,Mountains,Sunrise,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 28314.00 sq ft

MLS #: 22401830

Bathrooms Full: 2

List Number Main: 22401830

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: Lot 35 SaddleBrooke Unit Forty-Five (45) Cab G Old 158 Secs 13 & 24 10S-14E

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Walk-In

Dining Areas: Dining Area

Kitchen Features: Convection Oven,Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: Adjacent to Wash,Borders
Common Area,East/West Exposure,Elevated
Lot,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2695.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

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: Saddlebrooke

Landscape - Front: **Other:** None

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: **Other:** None

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

Association & Fees: **HOA Name:** SB HOA 2

Home Protection: **Offered:** Yes

Accessibility Option: Roll-In Shower

Assessments: \$0

Community: None

Tax Code: 305-13-149

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: **Electric Company:** Trico

Driveway: **Paved:** Pavers

Subdivision Restrict: **Age**
Restrictions: Yes

Association & Fees: **HOA Transfer**
Fee: \$350

Association & Fees: **HOA Telephone:**
520-818-1000

Home Protection: **Plan By:** Builder

Driveway: To Property Line

Section: 13

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 808-3258

Listing Office Phone: (520) 918-6500

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

Units Information

Unit Level: 1

Amenities & Features



Interior Features: Dual Pane
Windows,High Ceilings 9+,Low Emissivity
Windows,Split Bedroom
Plan,Storage,Walk In Closet(s),Water
Purifier,Whl Hse Air Filt Sys

Neighborhood Feature: Athletic
Facilities,Exercise
Facilities,Golf,Lake,Paved
Street,Pickleball,Pool,Street Lights,Tennis
Courts,Walking Trail

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Electric Dryer Hookup,Gas
Dryer Hookup,Laundry Room,Sink

Fireplace: None

Main Heating: Forced Air

Pool: None

Spa: None, None

Water Heater: Natural Gas,Tankless
Water Htr

Gas: Natural

Sewer: Connected

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

Water: Other: Lago del Oro

Assoc Amenities:
Clubhouse,Pickleball,Pool,Security,Spa/Hot
Tub,Tennis Courts,Volleyball Court

Green Features: Air Quality

Main Cooling: Central Air

Patio/Deck: Covered,Paver

Security: Prewired

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2022

**Association & Fees: HOA Amt
(Monthly):** \$291

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Semi-
Annually

