



\$1,295,000

35185 S PALISADE PL, TUCSON, AZ 85739, USA

<https://rehomes.us>

Beautiful, brand new Avalon in The Preserve at SaddleBrooke. This home is on an exceptional homesite in The Preserve with beautiful mountain views from the back, side and front yard. Oversized homesite offers great potential for a pool, outdoor kitchen, entertaining area, etc. Chef's kitchen with Wolf 6 burner gas cooktop and Wolf built-in microwave [...]

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



Wanda Fudge

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2023

Days On Market: 48

County: Pinal

Lot Acres: 0.65 acres

Lot Dimensions: unknown

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

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 28314.00 sq ft

MLS #: 22310439

Bathrooms Full: 2

List Number Main: 22310439

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: None

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: 15250 N. Oracle Rd No.
110, Tucson, AZ 85739

Listing Member Phone: (520) 850-1221

Listing Office Phone: (520) 665-4200

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):** \$275

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Semi-
Annually

