



\$1,295,000

**35743 S LEMON ROCK CT, TUCSON, AZ
85739, USA**

<https://rehomes.us>

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

A True Gem in The Preserve at SaddleBrooke. Spectacular, unobstructed views of the Catalina Mts. Located on a very quiet cul-de-sac. 1/3 AC lot sits high above the golf course driving range with wide open vistas. Popular "Acacia" model with a guest casita has many upgrades inside and outside. Enter the spacious foyer to a [...]



Karen Karnofski

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2015

Days On Market: 15

County: Pinal

Lot Acres: 0.30 acres

Lot Dimensions: 94X150X92X145

View: Golf Course,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 13068.00 sq ft

MLS #: 22401796

Bathrooms Full: 3

List Number Main: 22401796

Municipality/Zoning: Pinal County - CR3

Township: 10

Description

Legal Description: SaddleBroooke Unit # 45 Lot # 91

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Convection Oven,Dishwasher,Energy Star Qualified Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Lazy Susan,Microwave,Refrigerator,Wine Cooler

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: Cul-De-Sac,East/West Exposure,Elevated Lot,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2623.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Utility Sink

Floor covering: Carpet, Ceramic Tile, Wood

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Southwestern

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: Decorative Gravel,Desert Plantings,Sprinkler/Drip,Trees

Horse Property: No

Guest House SqFt: 376.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SaddleBrooke HOA#2

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-13-205

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,VA

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$350

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

Accessibility Option: Door Levers,Entry,Level

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Alarm System,Cable TV,High Speed Internet,Satellite Dish,Smart Panel,Telephone

Listing Office

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1730 E River Rd Ste 200, Tucson, AZ 85718

Listing Office Phone: (520) 615-8400

Listing Member Phone: (520) 444-4336



Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Solar Tube(s),Split Bedroom Plan,Walk In Closet(s)

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Patio

Security: Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: House

Exterior Features: BBQ-Built-In,Courtyard,Solar Screens

Neighborhood Feature: Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts

Fireplace Location: Other: Great Room,Patio

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

Fireplace: Firepit,Gas

Main Heating: Forced Air,Natural Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump

Gas: Natural

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2022

Association & Fees: HOA Amt (Monthly): \$292

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

