



\$449,000

**35891 S WIND CREST DR, TUCSON, AZ
85739, USA**

<https://rehomes.us>

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

We're Proud to Present an Updated Sonora with Mountain Views! Front path leads to Custom Wrought Iron Door. Open Concept Living. Great Room open to Dining Area with slider to Patio. Kitchen has Granite Counters with tile backsplash, Stainless Steel Appliances, & plenty of storage. Owner's Suite offers Bathroom with Quartz Counter, soft close Cabinets, [...]



Lauren Moore

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1998

Days On Market: 1

County: Pinal

Lot Acres: 0.19 acres

Lot Dimensions: 73' x 111' x 77' x 111'

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 8415.00 sq ft

MLS #: 22406384

Bathrooms Full: 2

List Number Main: 22406384

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: SaddleBrooke Unit 14 Lot 47

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Cabinet

Dining Areas: Dining Area

Kitchen Features: Convection Oven,Dishwasher,Electric Range,Garbage Disposal,Microwave,Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: East/West
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco,Stucco Finish

of Garage Spaces: 2.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Ceramic Tile

Fence: Other: Gated

Main House SqFt: 1524.00 sq ft

Stories: One

Fence: Block,Stucco Finish

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,Low Care,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert
Plantings,Low Care,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: 305-77-047

Property Disclosures: Insurance Claims History
Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit,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

Section: 23

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High
Speed Internet,Telephone



Listing Office

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Phone: (520)
615-8400

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

Listing Member Phone: (520)
477-7965

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,Low
Emissivity Windows,Vaulted Ceilings,Walk In Closet(s)

Neighborhood Feature: Athletic Facilities,Exercise
Facilities,Golf,Paved Street,Pool,Putting Green,Spa,Tennis
Courts,Walking Trail

Fireplace Location: Other: None

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

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry
Room,Storage,Washer

Main Cooling: Ceiling
Fans,Central Air

Patio/Deck:
Covered,Patio

Security: Smoke
Detector(s),Wrought Iron
Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None





Nearby Schools

High School: Other

Middle School: Other

Elementary School: Other



Fees and Taxes

Tax Year: 2023

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Street Maint

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

Association & Fees: HOA Payment Frequency: Semi-Annually

