



**\$429,900**

## **35909 MESA RIDGE DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Welcome to this charming 2-bedroom, 2-bathroom home nestled in the heart of Saddlebrook, an exclusive adult retirement community. As you step through the front door, you'll be greeted by a warm and inviting atmosphere, perfect for those seeking a tranquil and picturesque living space. The interior boasts a thoughtful layout, providing both comfort and functionality. [...]

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



**Kaukaha Watanabe**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 7

**County:** Pinal

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7952.00 sq ft

**MLS #:** 22401519

**Bathrooms Full:** 2

**List Number Main:** 22401519

**Municipality/Zoning:** Pinal County - CR3

**Township:** 10

Description

**Legal Description:** SADDLEBROOKE UNIT 17: LOT 153 E1/2 OF SEC 23-10S-14E 7952.0 SQ FT CAB B SLIDE 117

Rooms

**Sauna Level:** Oracle

**Extra Room:** None

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Range

Building Details

**Lot Features:** Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1918.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** N/A

**Landscape - Front: Other:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-76-153

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, None

---

## Listing Office

**ListingOfficeName:** eXp Realty

**Listing Office Address:** 6099 E Speedway Blvd, Tucson, AZ 85712

**Listing Office Phone:** (888) 897-7821

**Listing Member Phone:** (520) 403-7703

---

## Amenities & Features



**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Golf,Pool,Rec Center,Tennis Courts

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Security:** None

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Canyon Del Oro

**Elementary School:** Mountain Vista

**Middle School:** Mountain Vista

---

## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Payment Frequency:** Semi-Annually

**Assoc Fees Includes:** Common Area Maint,Street Maint

