



\$949,000

**36531 S VENTANA PL, SADDLEBROOKE, AZ
85739, USA**

<https://rehomes.us>

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

Popular "Canyon" model in The Preserve is located on a quiet street. Living space includes 2 bedrooms, den and a bonus room (ideal for a studio, games or hobbies). Bright and open floorplan features beautiful ceramic tile floors in all common areas and wood in the bedrooms. Plantation shutters, central vacuum & ceiling fans. Spacious [...]



Karen Karnofski

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2012

Days On Market: 1

County: Pinal

Lot Acres: 0.34 acres

Lot Dimensions: 97X155X98X149

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 14810.00 sq ft

MLS #: 22408360

Bathrooms Full: 2

List Number Main: 22408360

Municipality/Zoning: Pinal County - CR3

Township: 10

Description

Legal Description: Lot # 56, Unit #43, SaddleBrooke

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features:
Countertops: Granite

Kitchen Features:
Appliance Color: Stainless

Extra Room: Bonus Room,Den

Building Details



Lot Features: North/South Exposure **Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

of Carport Spaces: 0.00 **Floor covering:** Ceramic Tile, Wood

Basement: No **Fence: Other:** invisible dog fence

Construction: Frame - Stucco **Main House SqFt:** 2635.00 sq ft

of Garage Spaces: 3.00 **Stories:** One

Style: Southwestern **Fence:** Block,Wrought Iron

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,Low Care

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Pavers

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$350

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-13-056

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

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SaddleBrooke HOA#2

Accessibility Option: Door Levers,Entry,Level

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Smart Panel,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 Office Url:
<http://www.1kwsa.com>

Listing Member Phone: (520) 444-4336

Amenities & Features

Interior Features: Ceiling Fan(s),Central Vacuum,Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Walk In Closet(s),Water Softener

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air,Natural Gas,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas,Storage Tank

Gas: Natural

Exterior Features: Courtyard,Solar Screens

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

Fireplace Location: Other: None

Laundry: Laundry Room,Storage

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Patio,Paver,Ramada

Security: Cameras,Carbon Monoxide Detectors,Smoke Detector(s)

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: 2022

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

Assoc Fees Includes: Common Area Maint, Street Maint
Association & Fees: HOA Payment Frequency: Semi-Annually

