



**\$625,000**

**36644 S STONEY FLOWER DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

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

Range Pricing. Seller will accept or counter offers between \$625,000-\$645,000. This stunning Saddlebrooke Durango model features a luxurious Primary Suite and Bonus Office on the 1st floor. Enjoy backyard views of Hole 1 of the Catalina Golf Course. This 3BD/2 1/2 BA/OFFICE/3,209Sq.Ft home offers sunset views, a spacious living room with gas fireplace, office with [...]



**Caroline Thompson**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 3

**County:** Pinal

**Lot Acres:** 0.18 acres

**Lot Dimensions:** Irregular

**View:** Golf Course,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7920.00 sq ft

**MLS #:** 22402142

**Bathrooms Full:** 2

**List Number Main:** 22402142

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** Saddlebrooke Unit 17: Lot 12 E1/2 Of Sec 23-10S-14E 7920.0 Sq Ft Cab B Slide 117

Rooms

**Sauna Level:** Oracle

**Kitchen Features: Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Great Room

**Kitchen Features:** Desk,Dishwasher,Garbage Disposal,Gas Range,Microwave

**Kitchen Features:**  
**Countertops:** Granite

**Kitchen Features: Appliance Color:** White

**Extra Room:** Office

Building Details



**Lot Features:** Borders Common Area,East/West Exposure,On Golf Course,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3209.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

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## 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,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad,To Property Line

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Satellite Dish,Telephone

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saddlebrooke HOA No2

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-76-012

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** OMNI Homes International

**Listing Office Phone:** (520) 275-4077

**Listing Office Address:** 1050 E River Rd No. 302, Tucson, AZ 85718

**Listing Office Url:** <http://omnihomesinternational.com>

**Listing Member Phone:** (520) 401-9234

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Foyer,High Ceilings 9+,Primary Downstairs,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Pedestal Sink(s),Separate Shower(s),Soaking Tub

**Water: Other:** Lago Del Oro

**Spa: Other:** Community Pool & Spa

**Laundry:** Dryer,Laundry Room,Sink,Washer

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Patio

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Waterfall/Pond

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Golf,Pickleball,Pool,Racquetball,Rec Center,Spa,Tennis Courts

**Fireplace Location: Other:** Family Room,Patio

**Pool: Conventional:** No

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

**Fireplace:** Firepit,Gas,Insert

**Main Heating:** Natural Gas,Zoned

**Security:** Smoke Detector(s)

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Mountain Vista



## Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt  
(Monthly):** \$275

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

