



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

<https://rehomes.us>

Welcome to your gorgeous Durango model home located on a premier golf course lot in the Saddlebrooke community. This 3BD/2 1/2 BA/OFFICE/ 3,209Sq.Ft home offers sunset views from the backyard & mountain views from the front courtyard. 1st floor fts a spacious living room w/ a gas fireplace, office w/ French doors, powder room, an [...]

\$649,000

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



Caroline Thompson

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 116

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 #: 22304817

Bathrooms Full: 2

List Number Main: 22304817

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

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



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

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

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

Sewer: Connected

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

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

Fireplace Location: Other: Family Room,Patio

Water: Other: Lago Del Oro

Pool: Conventional: No

Spa: Other: Community Pool & Spa

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

Laundry: Dryer,Laundry Room,Sink,Washer

Fireplace: Firepit,Gas,Insert

Main Cooling: Central Air,Zoned

Main Heating: Natural Gas,Zoned

Patio/Deck: Covered,Patio

Security: Smoke Detector(s)

Water: Water Company

Water Heater: Natural Gas

Window Covering: Stay

Gas: Natural

Guest Facilities: None





Nearby Schools

High School: Canyon Del Oro

Middle School: Mountain Vista

Elementary School: Mountain Vista



Fees and Taxes

Tax Year: 2022

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

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

Association & Fees: HOA Payment Frequency: Semi-
Annually

