



\$1,295,000

**36791 S OCOTILLO CANYON DR, TUCSON, AZ
85739, USA**

<https://rehomes.us>

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

Welcome to luxury living at its finest! This stunning Tierra model home offers an unparalleled lifestyle on the 5th fairway of
Welcome to luxury living at its finest! This stunning Tierra model home offers an unparalleled lifestyle on the 5th fairway of The Preserve golf course, with sweeping views of the Catalina Mountains. The large [...]



Paul Oelrich

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2006

Days On Market: 14

County: Pinal

Lot Acres: 0.30 acres

Lot Dimensions: Irregular

View: Golf Course,Mountains,Panoramic,Sunrise

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 13068.00 sq ft

MLS #: 22404358

Bathrooms Full: 2

List Number Main: 22404358

Municipality/Zoning: Pinal County - GR

Township: 10

Description

Legal Description: SADDLEBROOKE UNIT 42 Lot 140 Sec 24-10S-14E 13049 SQ FT .30 AC

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Closet

Dining Areas: Breakfast Bar,Breakfast Nook,Formal Dining Room

Kitchen Features: Convection Oven,Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Wet Bar

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den,Office

Building Details



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

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3526.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener,Over Height Garage

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

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: SB HOA 2

Home Protection: Plan By: AHS

Assessments: \$0

Community: None

Tax Code: 305-34-240

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

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

Home Protection: Offered: Yes

Accessibility Option: Level,Wide Doorways

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Ceiling Speakers,High Speed Internet,Satellite Dish,Surround Sound

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

Listing Member Phone: (520) 743-6262

Listing Office Phone: (520) 665-4200

Listing Office Url:
<http://www.LongRealty.com>

Amenities & Features



Interior Features: Ceiling Fan(s),Foyer,High Ceilings 9+,Primary Downstairs,Split Bedroom Plan,Storage,Walk In Closet(s),Wet Bar

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Patio,Paver

Security: Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ-Built-In,Courtyard

Neighborhood Feature: Athletic Facilities,Golf,Jogging/Bike Path,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

Fireplace Location: Other: Great Room

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

Fireplace: Gas

Main Heating: Forced Air,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2023

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

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Quarterly

