



\$1,399,000

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

<https://rehomes.us>

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

Truly a rare find! Luxury living on the 5th fairway of The Preserve golf course, with endless views of the Catalina Mt range can be yours in this stunning, Tierra model home. As you enter this home through a gated courtyard, you will be greeted by soaring windows that showcase the dramatic mountain views casting [...]



Judith Yazzie

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2006

Days On Market: 23

County: Pinal

Lot Acres: 0.30 acres

Lot Dimensions: Unknown

View: Golf Course,Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 13068.00 sq ft

MLS #: 22324564

Bathrooms Full: 2

List Number Main: 22324564

Municipality/Zoning: Other - CALL

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:** Butler

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

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

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



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

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3526.00 sq ft

Stories: One

Fence: Block,None

Garage/Carport Feat: Additional Garage,Attached Garage/Carport,Electric Door Opener,Utility Sink

Floor covering: Carpet, Ceramic Tile

Construction: Frame,Stucco Finish

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

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

Assessments: \$0

Community: None

Tax Code: 305-34-2400

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Owner Carry

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SaddleBrooke HOA 2

Accessibility Option: Door Levers,Level,Roll-In Shower,Wide Hallways

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

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



Listing Office

ListingOfficeName: Realty One Group Integrity

Listing Office Phone: (520)
447-5922

Listing Office Address: 7445 N Oracle Rd No. 201,
Tucson, AZ 85704

Listing Member Phone: (541)
891-5362

Amenities & Features

Interior Features: Ceiling
Fan(s),Foyer,High Ceilings 9+,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: Ceiling
Fans,Central Air,Zoned

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

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: Firepit,Gas

Main Heating: Forced Air,Natural Gas,Zoned

Security: 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):** \$275

Assoc Fees Includes: Common Area Maint, Street
Maint

Association & Fees: HOA Payment Frequency:
Monthly

