



\$485,000

**37422 S CANYON VIEW DR, TUCSON, AZ
85739, USA**

<https://rehomes.us>

This well laid out home is nestled in SaddleBrooke located in the Catalina foothills just north of Tucson. SaddleBrooke is one of southern Arizona's premier private active adult resort community sitting at nearly 3,500 feet elevation. This community is surrounded by our lush Sonoran desert, golf courses & a haven for bird watching! Driving in [...]

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



Don Eugene

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 2

County: Pinal

Lot Acres: 0.18 acres

Lot Dimensions: 107' x 71' x 107' x 67'

View: Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 7866.00 sq ft

MLS #: 22418529

Bathrooms Full: 2

List Number Main: 22418529

Municipality/Zoning: Pinal County - CR3

Township: 10

Description

Legal Description: Saddlebrooke Unit Eight A: Lot 27 Ne Sec 27-10S-14E 7,866 Sq Ft

Rooms

Sauna Level: Other

Kitchen Features: Appliance Color: Stainless

Extra Room: Arizona Room,None

Kitchen Features: Countertops: Granite

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Garbage Disposal,Gas Range,Microwave,Refrigerator

Building Details

Lot Features: Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2412.00 sq ft

Stories: One

Fence: Stucco Finish

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

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

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.

Special Listing Conditions: None

Subdivision Name: Saddlebrooke

Co-op Fee: \$3

Landscape - Front: Other:
Decorative Gravel,Trees

Direction: S

Horse Property: No

Horse Facilities: No

Electric: Electric Company: TRICO

Landscape - Rear: Other: Decorative Gravel,Trees

Driveway: Paved: Concrete

Subdivision Restrict: Deed Restrictions: Yes

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name:
Saddlebrook One

Home Protection: Offered: No

Accessibility Option: None

Assessments: \$0

Section: 27

Community: None

Fire Protection: Included in Taxes

Tax Code: 305-66-0270

Range: 14.00

Property Disclosures: Insurance Claims History
Report,Seller Prop Disclosure

Road Type: Paved

Road Maintenance: HOA

Technology: Tile, Cable TV

Terms: Cash,Conventional,FHA,Submit,VA

Listing Office

ListingOfficeName: Realty Executives Arizona Territory

Listing Office Phone: (520)
207-0903

Listing Office Address: 6444 E Tanque Verde Rd,
Tucson, AZ 85715

Listing Office Url:
www.RealtyExAz.com

Listing Member Phone: (520) 954-7785

Units Information



Unit Level: 1

Amenities & Features

| | |
|---|---|
| Interior Features: Ceiling Fan(s),Walk In Closet(s) | Exterior Features: None |
| Sewer: Connected | Neighborhood Feature: Golf |
| Primary Bathroom Features: Double Vanity,Shower Only | Fireplace Location: Other: Family Room |
| Pool: Conventional: No | Assoc Amenities: Clubhouse,Maintenance,Pickleball,Pool,Recreation Room,Sauna,Spa/Hot Tub,Tennis Courts |
| Laundry: Dryer,Laundry Room,Washer | Fireplace: Gas |
| Main Cooling: Central Air | Main Heating: Forced Air,Natural Gas |
| Patio/Deck: Covered,Screened | Pool: None |
| Security: None | Spa: None, None |
| Water: City | Water Heater: Natural Gas |
| Window Covering: Stay | Gas: Natural |
| Guest Facilities: None | |

Nearby Schools

| | |
|---------------------------------|-----------------------------|
| High School: Other | Middle School: Other |
| Elementary School: Other | |

Fees and Taxes

| | |
|--|---|
| Tax Year: 2023 | Assoc Fees Includes: Street Maint |
| Association & Fees: HOA Amt (Monthly): \$233.33 | Association & Fees: HOA Payment Frequency: Semi-Annually |

