



\$574,000

**37435 S CANYON SIDE DR, TUCSON, AZ
85739, USA**

<https://rehomes.us>

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

Nestled against the backdrop of the Catalina Mtns, this MADERA model offers breathtaking panoramic views. The 8' extended family room boasts a cozy fireplace, with an open layout designed for seamless flow to the kitchen. Exceptional entertaining space with living and family rooms that extend outdoors to the pool and patio. The pool is equipped [...]



Helen Graham

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1994

Days On Market: 8

County: Pinal

Lot Acres: 0.25 acres

Lot Dimensions: 61 x 139 x 107 x 123

View: Mountains,Sunrise

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 10890.00 sq ft

MLS #: 22400562

Bathrooms Full: 2

List Number Main: 22400562

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: Saddlebrooke Unit 8: Lt 47 Por Ne Sec 27-10S-14E .22 Ac Cab B Sld 67

Rooms

Sauna Level: Other

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Convection Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Induction Cooktop,Microwave,Reverse Osmosis,Wet Bar

Kitchen Features:

Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: Adjacent to Wash,East/West Exposure

of Carport Spaces: 2.00

Basement: No

Main House SqFt: 2304.00 sq ft

Stories: One

Fence: Block,Wrought Iron

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length,Utility Sink

Floor covering: Carpet, Ceramic Tile, Vinyl

Construction: Stucco Finish,Wood Frame

of Garage Spaces: 2.00

Style: 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: Pavers

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$2,800

Association & Fees: HOA Telephone: 520-825-3048

Accessibility Option: Door Levers

Section: 27

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SB HOA1

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-65-0470

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,VA



Listing Office

ListingOfficeName: Long Realty Company

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

Listing Member Phone: (303) 902-6633

Listing Office Phone: (520) 665-4200

Listing Office Url:

<http://www.LongRealty.com>

Units Information

Unit Level: 1

Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane Windows,Garden Window,Skylights,Solar Tube(s),Vaulted Ceilings,Water Purifier

Sewer: Connected

Electric: Solar PV System

Fireplace Location: Other: Family Room

Pool: Conventional: Yes

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio

Security: Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: Quarters

Exterior Features: BBQ-Built-In

Neighborhood Feature: Exercise Facilities,Golf,Pickleball,Pool,Putting Green,Tennis Courts

Primary Bathroom Features: 2 Primary Baths,Double Vanity,Dual Flush Toilet,Separate Shower(s),Soaking Tub

Water: Other: Lago Del Oro

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

Fireplace: Gas

Main Heating: Forced Air

Pool: Heated

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: 2022

Association & Fees: HOA Amt (Monthly): \$233

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

