



**\$675,000**

## **37450 S OCOTILLO CANYON DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

A RARE find in SaddleBrooke; 3 BR, 3 full BA, + Den beautifully renovated & updated Dakota w/CASITA on one level is not a flip, but a thoughtful renovation by the family of the original owners. Experience the warm, contemporary welcome of light wood LVP floors, a soothing palette, custom fixtures & special touches throughout. [...]

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



**Elizabeth Fedor**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2004

**Days On Market:** 2

**County:** Pinal

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 74'x120'

**View:** Desert,Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 8712.00 sq ft

**MLS #:** 22317357

**Bathrooms Full:** 3

**List Number Main:** 22317357

**Municipality/Zoning:** Pinal County - CR3

**Township:** 10

## Description

**Legal Description:** Saddlebrooke Unit 21 Lot 204 Sec 25-10S-14E 8880 Sq Ft 0.20 Ac

## Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area

**Kitchen Features:** Convection Oven,Desk,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island

**Kitchen Features:** **Countertops:** quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

## Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Subdivided  
**# of Carport Spaces:** 0.00  
**Basement:** No  
**Main House SqFt:** 2663.00 sq ft  
**Stories:** One  
**Fence:** Block,View Fence  
**Garage/Carport Feat:** Electric Door Opener  
**Floor covering:** Laminate  
**Construction:** Frame - Stucco  
**# of Garage Spaces:** 2.00  
**Style:** Contemporary  
**Construction Status:** Existing

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## 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:** Low Care,Shrubs,Trees  
**Horse Property:** No  
**Electric: Electric Company:** Trico  
**Driveway: Paved:** Concrete  
**Subdivision Restrict: Age Restrictions:** Yes  
**Association & Fees: HOA Transfer Fee:** \$300  
**Association & Fees: HOA Telephone:** 520-825-3048  
**Accessibility Option:** Level  
**Section:** 25  
**Fire Protection:** Included in Taxes  
**Range:** 14.00  
**Road Type:** Paved  
**Technology:** Tile, High Speed Internet  
**Special Listing Conditions:** None  
**Co-op Fee:** \$3  
**Direction:** S  
**Horse Facilities:** No  
**Landscape - Rear: Other:** Shrubs,Sprinkler/Drip,Trees  
**Subdivision Restrict: Deed Restrictions:** Yes  
**Association & Fees: HOA:** Yes  
**Association & Fees: HOA Name:** SaddleBrooke 1 HOA  
**Home Protection: Offered:** No  
**Assessments:** \$0  
**Community:** None  
**Tax Code:** 305-92-204  
**Property Disclosures:** Seller Prop Disclosure  
**Road Maintenance:** HOA  
**Terms:** Cash,Conventional,FHA,VA

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## Listing Office



**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Member Phone:** (520) 271-3642

**Listing Office Phone:** (520) 877-4940

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

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

**Pool: Conventional:** Yes

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

**Fireplace:** Gas

**Main Heating:** Forced Air,Mini-Split,Natural Gas

**Pool:** Heated,Spool

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** Fountain

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Rec Center,Sidewalks,Spa,Tennis Courts

**Fireplace Location: Other:** Family Room

**Spa: Other:** spool

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Main Cooling:** Ceiling Fans,Central Air,Mini-Split

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s),Wrought Iron Security Door

**Water Heater:** Natural Gas

**Gas:** Natural

## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other





# Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Street Maint

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

**Association & Fees: HOA Payment Frequency:** Semi-Annually

