



\$665,000

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

<https://rehomes.us>

A RARE find in SaddleBrooke; 2 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

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2004

Days On Market: 23

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 #: 22325129

Bathrooms Full: 3

List Number Main: 22325129

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,Wrought Iron

Garage/Carport Feat: Electric Door Opener

Floor covering: Laminate

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.

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

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

Units Information

Unit Level: 1

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,Zoned

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,Zoned

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

Assoc Fees Includes: Common Area Maint,Street Maint
Association & Fees: HOA Payment Frequency: Semi-Annually

