



**\$685,000**

**37645 S MASHIE DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Unobstructed panoramic E-facing mountain views captivate as you enter this beautifully updated 2BR/2BA+ Den home in Tucson's premiere 40+ active adult community. Gracious living spaces flow around a soaring dual-sided fireplace feature wall, outdoors to full- extension covered patio with motorized shades. The flagstone patio is enhanced with a soothing pond and sonorous, cascading waterfall. [...]

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



**Elizabeth Fedor**



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1996  
**Days On Market:** 62  
**County:** Pinal  
**Lot Acres:** 0.18 acres  
**Lot Dimensions:** 68' x 117'  
**View:** Mountains,Panoramic

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Lot size:** 7841.00 sq ft  
**MLS #:** 22309364  
**Bathrooms Full:** 2  
**List Number Main:** 22309364  
**Municipality/Zoning:** Pinal County - CR3  
**Township:** 10

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# Description

**Legal Description:** Saddlebrooke Unit Eleven: Lt 46 Prt Of Sec 26-10S-14E 7,956 Sq Ft Cab Sld 60

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# Rooms

**Sauna Level:** Other  
**Kitchen Features: Pantry:** Cabinet  
**Dining Areas:** Breakfast Nook,Formal Dining Room  
**Kitchen Features:** Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Lazy Susan,Microwave,Reverse Osmosis,Water Purifier

**Kitchen Features:**  
**Countertops:** granite  
**Kitchen Features: Appliance Color:** Stainless  
**Extra Room:** Den,Exercise Room,Studio

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# Building Details



**Lot Features:** Borders Common Area,Elevated Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2585.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

**Garage/Carport Feat:** epoxy coated, Attached Garage Cabinets,Electric Door Opener,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**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:** Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,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:** Door Levers

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Ceiling Speakers,High Speed Internet

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saddlebrooke HOA 1

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-64-046

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

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

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

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Interior Features:** Dual Pane  
Windows,Foyer,Garden Window,High Ceilings  
9+,Plant Shelves,Primary  
Downstairs,Skylight(s),Skylights,Solar Tube(s),Split  
Bedroom Plan,Storage,Vaulted Ceilings,Walk In  
Closet(s),Water Softener,Wet Bar

**Sewer:** Connected

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

**Patio/Deck: Other:** motorized shades

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

**Fireplace:** Gas,See Through

**Main Heating:** Forced Air,Zoned

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Waterfall/Pond

**Neighborhood Feature:** Exercise  
Facilities,Golf,Jogging/Bike Path,Paved  
Street,Pickleball,Pool,Putting Green,Rec  
Center,Spa,Tennis Courts

**Fireplace Location: Other:** Family  
Room,Living Room

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central  
Air,Dual

**Patio/Deck:** Covered,Patio

**Security:** Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other

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## 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

