



**\$799,000**

**37822 S OCOTILLO CANYON DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

Upgraded Cheyenne with Owned Solar on 1.03 Acre Lot. Great Curb Appeal & Custom Entry Gate. Foyer leads to Den/Office off Living & Dining Area with slider to Patio with Pergola. Wet Bar to entertain & Family Room has wall of windows with Slider to Patio. Kitchen has Granite Counters, Black & Stainless Steel Appliances, [...]

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



**Lauren Moore**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2003

**Days On Market:** 1

**County:** Pinal

**Lot Acres:** 1.03 acres

**Lot Dimensions:** 169' x 298' x 159' x 257'

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 44867.00 sq ft

**MLS #:** 22321907

**Bathrooms Full:** 2

**List Number Main:** 22321907

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SaddleBrooke HOA 1, Unit 21 Lot 057

Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Desk,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Wet Bar

**Kitchen Features:**  
**Countertops:** Granite

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

**Extra Room:** Den

Building Details



**Lot Features:** East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Ceramic Tile

**Fence: Other:** Gated

**Main House SqFt:** 2835.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

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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.

**Special Listing Conditions:** None

**Subdivision Name:** Saddlebrooke

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

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:** TRICO

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

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$379

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

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

**Home Protection: Offered:** Yes

**Home Protection: Plan By:** 2-10 Home Warranty

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Section:** 25

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-92-057

**Range:** 14.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Cable TV,High Speed Internet,Telephone

**Terms:** Cash,Conventional,Submit,VA

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520) 615-8400

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (520) 477-7965



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# Units Information

Unit Level: 1

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## Amenities & Features

<b>Interior Features:</b> Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Storage,Walk In Closet(s)	<b>Exterior Features:</b> BBQ-Built-In,Fountain,Green House
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Basketball Court,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Spa,Tennis Courts
<b>Electric:</b> Solar PV System	<b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub
<b>Fireplace Location:</b> <b>Other:</b> None	<b>Patio/Deck: Other:</b> 3 Pergolas
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,Spa/Hot Tub,Tennis Courts
<b>Laundry:</b> Dryer,Laundry Room,Storage,Washer	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Central Air,Zoned	<b>Main Heating:</b> Forced Air,Natural Gas,Zoned
<b>Patio/Deck:</b> Covered,Patio	<b>Pool:</b> None
<b>Security:</b> Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> 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):** \$224

**Assoc Fees Includes:** Blanket Ins Policy,Street Maint

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

