



\$440,000

37950 S BIRDIE DR, TUCSON, AZ 85739, USA

<https://rehomes.us>

Nestled within the tranquil Saddlebrooke community in Arizona, this charming home offers the perfect blend of comfort and convenience. Boasting two spacious bedrooms and two modern bathrooms, it provides ample space for relaxation and rejuvenation. Enjoy a practically brand new home, featuring granite countertops, tile flooring, new carpet in primary, updated showers, sinks, kitchen, appliances, [...]

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



Krystine Eppley

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 1994
Days On Market: 8
County: Pima
Lot Acres: 0.20 acres
Lot Dimensions: 110 x 69 x 104 x 74
View: Mountains

Type: Single Family Residence
Bedrooms: 2 beds
Lot size: 8712.00 sq ft
MLS #: 22410864
Bathrooms Full: 2
List Number Main: 22410864
Municipality/Zoning: Pinal County - CR3
Township: 10

Description

Legal Description: Saddlebrooke Unit Five: Lt 73 Sec 26-10S-14E 8523 Sq Ft Cab B Sld 38

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Nook

Kitchen Features: Dishwasher,Electric Oven,Garbage Disposal,Microwave,Refrigerator

Kitchen Features:
Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: None

Building Details



Lot Features: Corner Lot,Subdivided	Garage/Carport Feat: Attached Garage Cabinets,Electric Door Opener
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile
Basement: No	Construction: Frame - Stucco
Main House SqFt: 1600.00 sq ft	# of Garage Spaces: 2.00
Stories: One	Style: Contemporary
Fence: Block	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.

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: **Electric Company:** Trico

Driveway: **Paved:** Concrete

Subdivision Restrict: **Age Restrictions:** Yes

Home Protection: **Offered:** Yes

Accessibility Option: None

Section: 26

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet

Subdivision Name: Saddlebrooke

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

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: **Other:** Artificial Turf,Low Care,Sprinkler/Drip,Trees

Subdivision Restrict: **Deed Restrictions:** Yes

Association & Fees: **HOA:** Yes

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

Assessments: \$0

Community: None

Tax Code: 305-60-2030

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,VA

Listing Office



ListingOfficeName: Coldwell Banker Realty

Listing Office Phone: (520) 745-4545

Listing Office Address: 5460 E. Broadway #350,
Tucson, AZ 85711

Listing Office Url:
<http://www.azmoves.com>

Listing Member Phone: (520) 304-5050

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Dual
Pane Windows,Walk In Closet(s),Water
Softener

Sewer: Connected

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

Primary Bathroom Features: Double
Vanity,Shower Only

Fireplace Location: Other: Living
Room

Water: Other: Lago del Oro

Pool: Conventional: No

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

Laundry: Laundry Room

Fireplace: Gas

Main Cooling: Central Air

Main Heating: Forced Air

Patio/Deck: Covered,Slab

Security: Smoke Detector(s)

Spa: None, None

Water: Water Company

Water Heater: Natural Gas

Window Covering: Some

Gas: Natural

Guest Facilities: None

Nearby Schools



High School: Other
Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2023
Association & Fees: HOA Amt (Monthly): \$223

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

