



**\$479,000**

**37950 S BIRDIE DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

For sale by owner agent. Beautifully updated and upgraded throughout with granite countertops, tile flooring throughout except master bedroom has carpet, new showers, new kitchen, stone gas fireplace, easy care faux grass backyard with brick pavers, fruit trees, 10 x 14' laundry room, vaulted ceilings, it's beautiful!

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



**Lexi Clark**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1994

**Days On Market:** 2

**County:** Pinal

**Lot Acres:** 0.20 acres

**Lot Dimensions:** irregular

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 8712.00 sq ft

**MLS #:** 22318973

**Bathrooms Full:** 2

**List Number Main:** 22318973

**Municipality/Zoning:** Other - CALL

**Township:** 10

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## Description

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

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## Rooms

**Sauna Level:** Other

**Kitchen Features: Countertops:** granite

**Kitchen Features: Appliance Color:** Stainless

**Extra Room: Other:** laundry room

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Garbage Disposal,Island,Microwave

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## Building Details

**Lot Features:** Corner Lot,Subdivided

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,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



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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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Artificial Turf, Flower Beds, Low Care, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Accessibility Option:** Other Bath Modification

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-60-203

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

**Road Maintenance:** HOA

**Terms:** Cash, Conventional

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$300

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 26

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

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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) 500-7238

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

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



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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Vaulted Ceilings

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

**Fireplace Location: Other:** Family Room

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

**Fireplace:** Gas

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

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

**Patio/Deck:** Covered

**Security:** None

**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):** \$238

**Assoc Fees Includes:** Common Area Maint

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

