



**\$499,900**

**39396 OLD ARENA DR, SADDLEBROOKE, AZ  
85739, USA**

<https://rehomes.us>

Built in 2017, this Richmond American Home is beautifully laid out, 4 bedrooms, Loft, Plus Den with double doors, plenty of living space & stunning sunset views. Walk into your front Living Room, Open to the Kitchen with granite counters, new appliances, huge walk in pantry, huge family room with tile flooring downstairs. Your den [...]

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



**Jessica Sparks**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2017

**Days On Market:** 11

**County:** Pinal

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 110' x 45'

**View:** Panoramic,Residential,Sunset

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 4950.00 sq ft

**MLS #:** 22319362

**Bathrooms Full:** 2

**List Number Main:** 22319362

**Municipality/Zoning:** Tucson - PAD

**Township:** 10

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## Description

**Legal Description:** Lot 952 Eagle Crest Ranch

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## Rooms

**Sauna Level:** Oracle

**Kitchen Features: Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Stove,Exhaust Fan,Freezer,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** granite

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

**Extra Room:** Den,Loft

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## Building Details



**Lot Features:** Borders Common Area

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2768.00 sq ft

**Stories:** Two

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Extended Length

**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:** Eagle Crest Ranch

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Association & Fees: HOA Name:** Associa

**Home Protection: Offered:** Yes

**Driveway:** Car(s) Pad

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Natural Desert,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-742-5674

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-93-938

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

**Listing Office Url:**  
<http://www.russlyon.com>

**Listing Member Phone:** (602) 999-9764

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## Units Information

**Unit Level:** 2

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Fire Sprinklers,Split Bedroom Plan,Storage,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Dual Flush Toilet,Exhaust Fan,Separate Shower(s),Soaking Tub

**Pool: Conventional:** No

**Laundry:** Laundry Room

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

**Patio/Deck:** Covered,Patio,Paver

**Security:** Alarm Installed,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Basketball Court,Park,Paved Street,Sidewalks

**Fireplace Location: Other:** None

**Assoc Amenities:** Park

**Fireplace:** None

**Main Heating:** Natural Gas

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Oracle Ridge

**Middle School:** Mountain Vista

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA Amt  
(Monthly):** \$11

**Assoc Fees Includes:** Common Area Maint, Street Maint

**Association & Fees: HOA Payment Frequency:**  
Quarterly

