



**\$549,000**

**39437 S WINDING TRAIL DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

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

Welcome to your dream home in this exclusive 55+ community. The stunning Silverton 2 bedroom 2 bathroom residence complete with a den offers a perfect blend of luxury and comfort! Upon arrival, you'll be captivated by the Home's exceptional curb appeal, highlighted by a beautifully paved, brick driveway, step and side to discover tall ceilings and [...]



**Kamya Newcomb**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 24

**County:** Pinal

**Lot Acres:** 0.28 acres

**Lot Dimensions:** 32x32x134x64x74x120

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 12197.00 sq ft

**MLS #:** 22415533

**Bathrooms Full:** 2

**List Number Main:** 22415533

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** Subd Saddlebrooke Unit 47 Sec 33-10S-14E Cab D Sld 163 Lot 144 12 105 Sq Ft .28 Ac

Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Lazy Susan,Microwave,Refrigerator

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

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

**Extra Room:** Den

Building Details



**Lot Features:** Cul-De-Sac,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**Style:** Contemporary

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Gated

**Main House SqFt:** 2075.00 sq ft

**Stories:** One

**Fence:** Block

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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:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-309

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet,Surround Sound,Telephone



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## Listing Office

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Phone:** (520) 954-5800

**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

**Listing Member Phone:** (520) 245-8866

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Foyer,Low Emissivity Windows,Solar Tube(s),Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Purifier,Water Softener

**Exterior Features:** Courtyard,Misting System

**Sewer:** Connected

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool

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

**Fireplace Location: Other:** Family Room

**Pool: Conventional:** No

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

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

**Fireplace:** Insert

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

**Main Heating:** Forced Air,Natural Gas

**Patio/Deck:** Covered,Patio

**Security:** Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Some

**Gas:** Natural

**Guest Facilities:** None





## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other



## Fees and Taxes

**Tax Year:** 2022 **Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Street Maint

