



**\$519,000**

## **39449 S WINDING TRAIL, SADDLEBROOKE, AZ 85739, USA**

<https://rehomes.us>

Fabulous location ARIA model built on a premium private lot backing to state land & Catalina Mtn views. This exquisite 2019 villa is the epitome of comfort, luxury, and low-maintenance living nestled in SaddleBrooke's 55+ Active Adult community. The upgraded kitchen has quartz counters, stainless appliances and seamlessly connects to the dining and living areas [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Helen Graham**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2019

**Days On Market:** 9

**County:** Pinal

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 48 x 93 x 60 x 103

**View:** Desert,Mountains,Sunrise

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4975.00 sq ft

**MLS #:** 22412132

**Bathrooms Full:** 2

**List Number Main:** 22412132

**Municipality/Zoning:** Other - CALL

**Township:** 10

## Description

**Legal Description:** Lot 28 SaddleBrooke Unit Fifty, (see line 33 for full description) 3 of SaddleBrooke Unit Forty nine, per 2015-038125

## Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Dining Area,Great Room

**Kitchen Features:** Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Reverse Osmosis,Water Purifier

**Kitchen Features:** **Countertops:** Quartz

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

**Extra Room:** None

## Building Details



**Lot Features:** Borders Common Area,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1498.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Stucco Finish,Wood Frame

**# of Garage Spaces:** 2.00

**Style:** Modern,Southwestern

**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:** Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** SBHOA 2

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-7710

**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:** \$3,500

**Association & Fees: HOA Telephone:** 520-818-1000

**Accessibility Option:** Door Levers

**Section:** 34

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (303) 902-6633

**Listing Office Phone:** (520) 665-4200

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Purifier

**Neighborhood Feature:** Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Tennis Courts

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Energy Star Qualified Dryer,Energy Star Qualified Washer,Laundry Room,Storage

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

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

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters

**Sewer:** Connected

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

**Water: Other:** Lago del Oro

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Security

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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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):** \$292

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

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

