



**\$565,000**

## **39478 S WINDING TRAIL DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

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

This lovely Cimarron offers a private, nicely landscaped backyard along with beautiful hillside and desert view. Beautiful paver driveway, private courtyard and casita. Beautiful kitchen great for entertaining. Wood-look tile flooring throughout except for the guest bedroom, primary closet and living area of casita which have carpet.. Extended garage. Walking distance to softball field, dog [...]



**Wanda Fudge**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 28

**County:** Pinal

**Lot Acres:** 0.23 acres

**Lot Dimensions:** unknown

**View:** Desert,Mountains,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 10019.00 sq ft

**MLS #:** 22324596

**Bathrooms Full:** 3

**List Number Main:** 22324596

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SaddleBrooke Unit 47 Sec 33-10S-14E Cab D Sld 163 Lot 20 10115 Sq Ft .23 Ac

Rooms

**Sauna Level:** Other

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

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

**Extra Room:** Office

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

**Kitchen Features:** **Appliance Color:** Black

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2262.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener

**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:** Saddlebrooke

**Landscape - Front: Other:** Desert Plantings,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 360.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

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

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-185

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA



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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:** (520) 850-1221

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

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

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Walk In Closet(s)

**Sewer:** Connected

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

**Water: Other:** Lago del Oro

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

**Exterior Features:** Plantation Shutters

**Neighborhood Feature:** Exercise Facilities,Gated,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered,Paver

**Security:** Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** House

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## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other





# Fees and Taxes

**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$275

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

