



**39564 S SUMMERWOOD DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

COME HOME TO SADDLEBROOKE! THIS LIGHT AND BRIGHT VIVA  
MODEL 2 BEDROOM w DEN & 2 BATH, 1638 SF VILLA IN  
SADDLEBROOKE UNIT 50 IS AVAILABLE NOW. HAS SS  
APPLIANCES, GAS RANGE, QUARTZ COUNTERS, OPEN FLOOR  
PLAN WITH LIVING SPACE, LARGE LAUNDRY ROOM WITH  
CABINETS, AND SO MUCH MORE! ENJOY THE COVERED PATIO  
WITH SUNSHADES [...]

**\$509,900**

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



**Joan Tennison**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 16

**County:** Pinal

**Lot Acres:** 0.11 acres

**Lot Dimensions:** 45.71 x 96.04 x 54.01 x 92.88

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 4685.00 sq ft

**MLS #:** 22405561

**Bathrooms Full:** 2

**List Number Main:** 22405561

**Municipality/Zoning:** Other - CALL

**Township:** 10

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## Description

**Legal Description:** Lot 12 SaddleBrooke Unit Fifty (Please contact agent for long legal description)

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## Rooms

**Sauna Level:** Other

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

**Extra Room:** Den

**Kitchen Features: Countertops:** Quartz

**Dining Areas:** Great Room

**Kitchen Features:** Garbage Disposal,Gas Cooktop,Microwave,Refrigerator

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## Building Details

**Lot Features:** Borders Common Area

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1638.00 sq ft

**Stories:** One

**Fence:** View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco,Wood Frame

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Artificial Turf,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** HOA2/ Unit 50 Villas

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-755

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA

**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:** \$700

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

**Accessibility Option:** Level

**Section:** 33

**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:** (916) 501-5800

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

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



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# Amenities & Features

<b>Interior Features:</b> Dual Pane Windows,Primary Downstairs,Walk In Closet(s)	<b>Exterior Features:</b> BBQ
<b>Sewer:</b> Connected	<b>Neighborhood Feature:</b> Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts,Walking Trail
<b>Primary Bathroom Features:</b> Double Vanity,Shower Only	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Assoc Amenities:</b> Clubhouse,Pickleball,Pool,Recreation Room,Sauna,Spa/Hot Tub,Tennis Courts
<b>Laundry:</b> Dryer,Laundry Room,Washer	<b>Fireplace:</b> None
<b>Main Cooling:</b> Central Air	<b>Main Heating:</b> Forced Air
<b>Patio/Deck:</b> Covered,Patio,Paver	<b>Pool:</b> None
<b>Security:</b> None,Shutters,Smoke Detector(s)	<b>Spa:</b> None, None
<b>Water:</b> City	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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# Nearby Schools

<b>High School:</b> Other	<b>Middle School:</b> Other
<b>Elementary School:</b> Other	

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# Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Pest Control,Roof Repair,Roof Replacement,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$479	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

