



\$575,000

**39574 S HOLLYWOOD WAY, TUCSON, AZ
85739, USA**

<https://rehomes.us>

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

We're Proud to Present an Upgraded 2008 Talavera. Great Curb Appeal. Foyer opens into Great Room & Dining area. Kitchen has Granite Countertops, Stainless Steel Appliances, Gas Range, Wine Fridge, lots of cabinets with pull-outs, R/O, & large Island. Owner's Suite has Bay window & Bathroom with dual vanities, granite counter, custom walk-in shower, soaking [...]



Lauren Moore

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2008

Bathrooms Full: 2

List Number Main: 22316505

Municipality/Zoning: Other - CALL

Township: 10

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 8712.00 sq ft

MLS #: 22316505

County: Pinal

Lot Acres: 0.20 acres

Lot Dimensions: 70' x 124' x 70' x 124'

View: Sunset

Description

Legal Description: SaddleBrooke HOA 2, Unit 47 Lot 166

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator,Reverse Osmosis

Kitchen Features: Countertops: Granite

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: East/West Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco,Stucco Finish

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Ceramic Tile

Fence: Other: Gated

Main House SqFt: 2174.00 sq ft

Stories: One

Fence: Block

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

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SaddleBrooke HOA 2

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-12-331

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit,VA

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: \$350

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

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,Pre-Wired Srnd Snd,Telephone

Listing Office

ListingOfficeName: Keller Williams Southern Arizona

Listing Office Address: 1730 E River Rd Ste 200, Tucson, AZ 85718

Listing Member Phone: (520) 477-7965

Listing Office Phone: (520) 615-8400

Listing Office Url:
<http://www.https://1kwsa.com>



Units Information

Unit Level: 1

Amenities & Features

Interior Features: Bay Window,Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Walk In Closet(s),Water Purifier,Water Softener

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver,Ramada

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Fountain

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Tennis Courts,Walking Trail

Fireplace Location: Other: None

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

Fireplace: None

Main Heating: Forced Air,Natural Gas

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other





Fees and Taxes

Tax Year: 2022	Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Street Maint
Association & Fees: HOA Amt (Monthly): \$275	Association & Fees: HOA Payment Frequency: Semi-Annually

