



**\$855,000**

## **39759 S SANDLEWOOD CT, TUCSON, AZ 85739, USA**

<https://rehomes.us>

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

Fabulous mtn views from kitchen, family room, primary suite and rear patio. Updated DURANGO model on large private cul de sac lot. Enjoy pool (pump 2022), integrated spa & waterfall (remote control). Exposed beams provide warmth to great room and kitchen. Large square tile on diagonal throughout 1st floor. Custom kitchen cabinets, quartz & granite, [...]



**Helen Graham**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Days On Market:** 75

**County:** Pinal

**Lot Acres:** 0.29 acres

**Lot Dimensions:** irregular

**View:** Mountains,Panoramic,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 12632.00 sq ft

**MLS #:** 22307821

**Bathrooms Full:** 2

**List Number Main:** 22307821

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SaddleBrooke Unit 46 Lot 61 Sec 33-10S-14E 12685 Sq ft 0.29 Ac

Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Breakfast Nook,Formal Dining Room

**Kitchen Features:** Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Island,Microwave,Wine Cooler

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

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

**Extra Room:** Den

Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac,East/West Exposure,Elevated Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3220.00 sq ft

**Stories:** Two

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame,Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** Southwestern

**Construction Status:** Existing

Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed. **Special Listing Conditions:** None

**Subdivision Name:** Saddlebrooke

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

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

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 0.0000

**Electric: Electric Company:** Trico

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

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Association & Fees: HOA Name:** SaddleBrooke Two

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

**Home Protection: Offered:** No

**Accessibility Option:** Door Levers

**Assessments:** \$0

**Section:** 33

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-12-0620

**Range:** 14.00

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Alarm System,Cable TV,Ceiling Speakers,High Speed Internet

**Terms:** Cash,Conventional



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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:** 2

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## Amenities & Features

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

**Sewer:** Connected

**Primary Bathroom Features:** Jetted Tub,Separate Shower(s)

**Water: Other:** Lago del Oro

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

**Fireplace:** None

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

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Putting Green,Rec Center,Tennis Courts

**Fireplace Location: Other:** None

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air,Zoned

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

**Security:** Alarm Leased,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** Quarters





## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other



## Fees and Taxes

**Tax Year:** 2022

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

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

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

