



**\$609,000**

**39764 S WINDING TRAIL DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

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

We're Proud to Present a 2010 Talavera with Freshwater Pool, Spa & no homes behind, except nature. Enter the Foyer to Open Concept Living. Plantation Shutters thru-out home. Great Room with Dining Area has slider to Patio. Kitchen has Quartz Counters, Gas Range, Stainless Steel/Black Appliances, 2024 Microwave, & R/O. Owner's Suite has Bathroom with [...]



**Lauren Moore**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2010

**Bathrooms Full:** 2

**List Number Main:** 22404183

**Municipality/Zoning:** Other - CALL

**Township:** 10

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 8276.00 sq ft

**MLS #:** 22404183

**County:** Pinal

**Lot Acres:** 0.19 acres

**Lot Dimensions:** 70' x 119' x 70' x 119'

**View:** Desert

Description

**Legal Description:** SaddleBrooke HOA2 Unit 47 Lot 32

Rooms

**Sauna Level:** Other

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

**Dining Areas:** Breakfast Bar,Dining Area

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

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

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

**Extra Room:** Den

Building Details



**Lot Features:** Borders Common Area,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2229.00 sq ft

**Stories:** One

**Fence:** Block,View Fence,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile, Laminate

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 3.00

**Style:** Contemporary

**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.

**Subdivision Name:** Saddlebrooke

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

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** Yes

**Accessibility Option:** Door Levers

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**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

**Home Protection: Plan By:** 2-10 Home Warranty

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-197

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

**Road Maintenance:** HOA

**Terms:** Cash,FHA,Submit,VA





## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Phone:** (520)  
615-8400

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

**Listing Member Phone:** (520)  
477-7965



## Units Information

**Unit Level:** 1



## Amenities & Features



<b>Interior Features:</b> Bay Window,Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Storage,Walk In Closet(s),Water Softener  <b>Neighborhood Feature:</b> Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Spa,Tennis Courts,Walking Trail	<b>Sewer:</b> Connected  <b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub
<b>Fireplace Location: Other:</b> Patio	<b>Pool: Conventional:</b> Yes
<b>Assoc Amenities:</b> Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,Spa/Hot Tub,Tennis Courts  <b>Fireplace:</b> Firepit	<b>Laundry:</b> Dryer,Laundry Room,Sink,Washer
<b>Main Heating:</b> Forced Air,Natural Gas	<b>Main Cooling:</b> Ceiling Fans,Central Air
<b>Pool:</b> Heated	<b>Patio/Deck:</b> Covered,Patio
<b>Spa:</b> Conventional, Conventional	<b>Security:</b> Carbon Monoxide Detectors,Smoke Detector(s)
<b>Water Heater:</b> Natural Gas	<b>Water:</b> Water Company
<b>Gas:</b> Natural	<b>Window Covering:</b> Stay
	<b>Guest Facilities:</b> None

## Nearby Schools

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

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Blanket Ins Policy,Common Area Maint,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$292	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

