



**\$675,000**

**39777 S SANDLEWOOD CT, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

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

Magnificent 180 Degree Backyard Mountain Views from this Cimarron Model with Casita and Gated Front Courtyard, in SaddleBrooke, Tucson's #1 Adult Community. Entertain guests on your huge extended, covered flagstone patio w/raised flower beds, fountain & park-like backyard, w/rose gardens, fruit & shade trees & a large side yard big enough to build a pool. [...]



**Karen Kelly**

---

**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2005

**Bathrooms Full:** 3

**List Number Main:** 22324324

**Municipality/Zoning:** Other - CALL

**Township:** 10

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 14375.00 sq ft

**MLS #:** 22324324

**County:** Pinal

**Lot Acres:** 0.33 acres

**Lot Dimensions:** irregular

**View:** Mountains

---

## Description

**Legal Description:** SaddleBrooke Unit 46, lot 62, HOA 2

---

## Rooms

**Sauna Level:** Other

**Kitchen Features: Pantry:** Cabinet

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

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

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

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

**Extra Room:** Den

---

## Building Details



**Lot Features:** Borders Common Area,Cul-De-Sac

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2631.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Golf Cart Garage,Utility Sink

**Floor covering:** Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**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:** Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Accessibility Option:** None

**Section:** 33

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

**Special Listing Conditions:** No SPDS

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Flower Beds,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-12-063

**Property Disclosures:** None

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,VA

---

## Listing Office



**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (520) 260-2003

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

**Listing Office Url:**

<http://www.LongRealty.com>

---

## Units Information

**Unit Level:** 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Insulated Windows,Storage,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,Recreation Room,Sauna,Security,Spa/Hot Tub

**Fireplace:** Gas

**Main Heating:** Forced Air,Zoned

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** Courtyard,Fountain,See Remarks

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

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Main Cooling:** Ceiling Fans,Gas,Zoned

**Patio/Deck:** Covered,Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools



**High School:** Other  
**Elementary School:** Other

**Middle School:** Other

---

## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Street Maint

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

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

