



**\$90,000**

**44415 E CADILLAC WASH RD,  
SADDLEBROOKE, AZ 85739, USA**

<https://rehomes.us>

- 2 beds
- 3.00 baths
- Manufactured Home
- Residential
- Active

Two adjacent lots, each measuring 1.25 acres, for a combined total of 2.5 acres. These lots are situated in a serene desert landscape, offering a picturesque desert environment with stunning views of the surrounding natural beauty. The property includes an existing manufactured home that can be removed or repurposed to suit your needs. This offers flexibility [...]



**Kalista Kakou**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 1994

**Days On Market:** 9

**County:** Pinal

**Lot Acres:** 2.50 acres

**Lot Dimensions:** 165x660x165x660

**View:** Mountains,Sunrise,Sunset

**Type:** Manufactured Home

**Bedrooms:** 2 beds

**Lot size:** 108900.00 sq ft

**MLS #:** 22323246

**Bathrooms Full:** 1

**List Number Main:** 22323246

**Municipality/Zoning:** Oracle - GR

**Township:** 9

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## Description

**Legal Description:** N1/2 W1/2 W1/2 Ne Nw Ne Of Sec 3-9S-12E 1.25 Ac and S1/2 W1/2 W1/2 Ne Nw Ne Of Sec 3-9S-12E 1.25 Ac

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## Rooms

**Sauna Level:** Other

**Dining Areas:** Breakfast Nook

**Laundry Level:** Other

**Extra Room:** None

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## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Floor covering:** Vinyl

**Style: Other:** MSFR

**# of Garage Spaces:** 0.00

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Construction: Other:** MH

**Basement:** No

**Main House SqFt:** 924.00 sq ft

**Stories:** One

**Construction Status:** N/A

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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:** N/A

**Landscape - Front: Other:** Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** San Carlos

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 304-16-006B

**Property Disclosures:** Affidavit of Disclosure, Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Natural Desert

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 3

**Fire Protection:** Included in Taxes

**Range:** 12.00

**Road Type:** Dirt

**Technology:** Shingle, None

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## Listing Office

**ListingOfficeName:** Engel & Volkers Tucson

**Listing Office Address:** 6151 E Grant Rd,  
Tucson, AZ 85712

**Listing Member Phone:** (520) 260-9376

**Listing Office Phone:** (520) 954-5800

**Listing Office Url:**  
<https://tucson.evrealstate.com/>

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## Units Information

**Unit Level:** 1

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## Amenities & Features



**Exterior Features:** None  
**Neighborhood Feature:** None  
**Fireplace Location: Other:** None  
**Pool: Conventional:** No  
**Fireplace:** None  
**Main Heating:** Electric, Forced Air  
**Security:** None  
**Water:** Well Agreement  
**Gas:** None

**Sewer:** Septic  
**Primary Bathroom Features:** Exhaust Fan  
**Water Heater: None:** Unknown  
**Assoc Amenities:** None  
**Main Cooling:** Evaporative Cooling  
**Patio/Deck:** None  
**Spa:** None, None  
**Window Covering:** None  
**Guest Facilities:** None

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## Nearby Schools

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

**Middle School:** Other

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## Fees and Taxes

**Tax Year:** 2022  
**Assoc Fees Includes:** None

