



**\$539,000**

**62627 E AMBERWOOD DR, TUCSON, AZ  
85739, USA**

<https://rehomes.us>

Your dream home awaits in the heart of SaddleBrooke, Arizona's premier adult community! Enjoy spectacular mountain patio views from this popular Laredo model. A newer HVAC system, water heater, and a new roof underlayment in 2023 make this a fantastic buy! Step in to a gourmet cook's dream with newer stainless black appliances, Corian countertops, [...]

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



**Janet Laufmann**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 22

**County:** Pinal

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 111 x 67 x 110 x 67

**View:** Mountains

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22402397

**Bathrooms Full:** 2

**List Number Main:** 22402397

**Municipality/Zoning:** Other - CALL

**Township:** 10

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## Description

**Legal Description:** SaddleBrooke Unit Thirty-Six Lot 105 Cab C Sld 143 Sec 28, 33 & 34-10S-14E 7488 sq ft

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## Rooms

**Sauna Level:** Other

**Kitchen Features: Pantry:** Closet

**Dining Areas:** Breakfast Nook

**Kitchen Features:** Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Lazy Susan,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Corian

**Kitchen Features: Appliance Color:** Other

**Extra Room:** None

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## Building Details



**Lot Features:** Adjacent to Wash,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1904.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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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:** Saddlebrooke

**Landscape - Front: Other:** Desert Plantings

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Desert Plantings

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 33

**Attribution Contact:** JLaufmann@Longrealty.com

**Tax Code:** 305-90-105

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** E

**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:** None

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, None



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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:** (605) 595-5289

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

**Listing Office Url:**  
<http://www.LongRealty.com>

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,Foyer,Split Bedroom Plan,Storage,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Water: Other:** Lago del Oro

**Assoc Amenities:**  
Clubhouse,Pickleball,Pool,Recreation Room,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Native Plants

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Tennis Courts

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Paver

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None





## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other



## Fees and Taxes

**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$292

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

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

