



**\$535,000**

**63308 E CAT CLAW LN, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Stunning and updated Montana model home with Mountain Views located in the highly desirable active adult resort community of SaddleBrooke. This 2-bedroom, 2-bath single-story home includes a gourmet kitchen, large island, pantry, stainless steel appliances, vaulted ceilings throughout, spacious owner's suite, 2 car garage, gorgeous tile through most the home, & office/den with built-in cabinetry, [...]

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



**Yolima Mulligan**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2002

**Days On Market:** 12

**County:** Pinal

**Lot Acres:** 0.24 acres

**Lot Dimensions:** 157 x 66

**View:** Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 10454.00 sq ft

**MLS #:** 22405866

**Bathrooms Full:** 2

**List Number Main:** 22405866

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** Saddlebrooke Unit 24 Lot 98 Cab C Sld 082 Sec 27-10S-14E 10318 Sq Ft .24 Ac

Rooms

**Sauna Level:** Other

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

**Extra Room:** Bonus Room,Den,Library,Media,Office

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Oven,Electric Range,Exhaust Fan,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator,Reverse Osmosis,Water Purifier

Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2336.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Separate Storage Area

**Floor covering:** Carpet, Ceramic Tile

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

**# 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:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-86-098

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Surround Sound

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## Listing Office



**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 577-7433

**Listing Office Address:** 2890 E Skyline Dr #250,  
Tucson, AZ 85718

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

**Listing Member Phone:** (520) 222-7398

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Storage,Vaulted Ceilings,Walk In Closet(s),Water Purifier,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Gas Dryer Hookup,Laundry Room,Storage

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

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

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Fountain,Native Plants,Outdoor Kitchen

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

**Fireplace Location: Other:** None

**Assoc Amenities:**  
Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** None

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

**Security:** Carbon Monoxide Detectors,Gated,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None

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## Nearby Schools



High School: Other

Middle School: Other

Elementary School: Other

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## Fees and Taxes

Tax Year: 2023

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

