



**\$435,000**

**63669 E VACATION DR, TUCSON, AZ 85739, USA**

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UNPARALLELED VIEWS IN THE VILLAS!! Experience the ultimate in desert living with breathtaking views and a patio area that extends to allow entertaining or just relaxing with it's open desert backdrop, promises vistas that will leave you in awe. PICTURES SIMPLY DON'T DO IT JUSTICE. This stunning Verona model has new flooring, designer interior paint [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Lynda Meyer**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2003

**Days On Market:** 27

**County:** Pinal

**Lot Acres:** 0.10 acres

**Lot Dimensions:** unknown

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4472.00 sq ft

**MLS #:** 22416481

**Bathrooms Full:** 2

**List Number Main:** 22416481

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SaddleBrooke HOA 2 Villas Unit 35 Lot 130

Rooms

**Sauna Level:** Other

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

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

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

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

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

**Extra Room:** Den,Office

Building Details



|  |   |
|--|---|
| <b>Lot Features:</b> Borders Common Area | <b>Garage/Carport Feat:</b> Attached Garage Cabinets,Electric Door Opener |
| <b># of Carport Spaces:</b> 0.00         | <b>Floor covering:</b> Ceramic Tile, Laminate                             |
| <b>Basement:</b> No                      | <b>Construction:</b> Frame - Stucco                                       |
| <b>Main House SqFt:</b> 1655.00 sq ft    | <b># of Garage Spaces:</b> 2.00   |
| <b>Stories:</b> One                      | <b>Style:</b> Contemporary  |
| <b>Fence:</b> None                       | <b>Construction Status:</b> Existing                                      |

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## Miscellaneous

|  |   |
|--|---|
| <b>Compensation Disclaimer:</b> .                      | <b>Special Listing Conditions:</b> None   |
| <b>Subdivision Name:</b> Saddlebrooke                  | <b>Landscape - Front: Other:</b> Low Care   |
| <b>Direction:</b> E                                    | <b>Horse Property:</b> No   |
| <b>Horse Facilities:</b> No                            | <b>Guest House SqFt:</b> 0.0000   |
| <b>Electric: Electric Company:</b> Trico               | <b>Landscape - Rear: Other:</b> Low Care  |
| <b>Driveway: Paved:</b> Concrete                       | <b>Subdivision Restrict: Deed Restrictions:</b> Yes                                 |
| <b>Subdivision Restrict: Age Restrictions:</b> Yes     | <b>Association &amp; Fees: HOA:</b> Yes   |
| <b>Association &amp; Fees: HOA Transfer Fee:</b> \$350 | <b>Association &amp; Fees: HOA Name:</b> SB HOA 2                                   |
| <b>Association &amp; Fees: HOA Telephone:</b> 828-1000 | <b>Home Protection: Offered:</b> No   |
| <b>Accessibility Option:</b> None                      | <b>Assessments:</b> \$0   |
| <b>Section:</b> 34                                     | <b>Community:</b> None  |
| <b>Fire Protection:</b> Included in Taxes              | <b>Tax Code:</b> 305-82-130   |
| <b>Range:</b> 14.00                                    | <b>Property Disclosures:</b> Insurance Claims History Report,Seller Prop Disclosure |
| <b>Road Type:</b> Paved                                | <b>Road Maintenance:</b> HOA  |
| <b>Technology:</b> Tile, High Speed Internet           | <b>Terms:</b> Cash,Conventional,FHA   |

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## Listing Office



**ListingOfficeName:** Long Realty Company

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

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

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

**Listing Member Phone:** (520) 955-2330

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Storage,Walk In Closet(s)

**Sewer:** Connected

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

**Water: Other:** Lago del Oro

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

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:**  
Athletic Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Shuffle Board,Street Lights,Tennis Courts,Walking Trail

**Fireplace Location: Other:**  
None

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

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

**Security:** Rolling Security Shutters,Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**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

|   |   |
|---|---|
| <b>Tax Year:</b> 2022                                   | <b>Assoc Fees Includes:</b> Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Roof Repair,Roof Replacement,Street Maint |
| <b>Association &amp; Fees: HOA Amt (Monthly):</b> \$541 | <b>Association &amp; Fees: HOA Payment Frequency:</b> Monthly   |

