



\$450,000

63671 E CAT CLAW LN, TUCSON, AZ 85739, USA

<https://rehomes.us>

Charming Saddlebrooke home featuring 2 bedrooms, 2 baths + Den and a convenient 2-car garage. This cozy residence boasts a picturesque backyard with stunning Mountain Views, creating a serene and peaceful ambiance. The property is adorned with fruit trees, rose bushes and mature plantings, adding a touch of nature to the outdoor space. Ideal for [...]

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



Bobbie Bauer

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1993

Days On Market: 7

County: Pinal

Lot Acres: 0.19 acres

Lot Dimensions: 73' x 115' x 72' x 116'

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 8276.00 sq ft

MLS #: 22325987

Bathrooms Full: 2

List Number Main: 22325987

Municipality/Zoning: Pinal County - CR3

Township: 10

Description

Legal Description: Saddlebrooke Unit 8: Lt 16 Por Ne Sec 27-10S-14E .19 Ac Cab B Sld 67

Rooms

Sauna Level: Other

Kitchen Features:
Appliance Color: White

Extra Room: Den

Kitchen Features: Countertops: Formica

Dining Areas: Breakfast Nook,Formal Dining Room

Kitchen Features: Desk,Dishwasher,Electric Oven,Gas Cooktop,Microwave,Refrigerator

Building Details

Lot Features: North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2140.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Utility Sink

Floor covering: Carpet, Engineered Wood, Laminate

Construction: Frame - Stucco

of Garage Spaces: 2.00

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.

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Electric: Electric **Company:** Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Home Protection: Offered: No

Driveway: Car(s) Pad

Section: 27

Attribution Contact: 520-730-5488

Tax Code: 305-65-016

Property Disclosures: Insurance Claims History Report, Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash, Conventional, Exchange, FHA, VA

Subdivision Name: Saddlebrooke

Landscape - Front: Other: Decorative Gravel, Desert Plantings, Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel, Desert Plantings, Sprinkler/Drip, Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Built-Up - Reflect, Tile, Satellite Dish, Telephone

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

Listing Member Phone: (520) 730-5488

Listing Office Phone: (520) 918-6500

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

Amenities & Features



Interior Features: Cathedral Ceilings,Ceiling Fan(s),Garden Window,Skylight(s),Walk In Closet(s),Wall Paper

Neighborhood Feature: Exercise Facilities,Golf,Jogging/Bike Path,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts,Walking Trail

Fireplace Location: Other: None

Pool: Conventional: No

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

Fireplace: None

Main Heating: Forced Air

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

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

Water: Other: Oro Del Lago

RV Parking: Other: HOA Lot

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Central Air

Patio/Deck: Covered,Patio,Screened

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Other

Middle School: Other

Elementary School: Other

Fees and Taxes

Tax Year: 2023

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

Association & Fees: HOA Amt (Monthly): \$233

Association & Fees: HOA Payment Frequency: Semi-Annually

