



\$339,000

63765 E CAT CLAW LN, TUCSON, AZ 85739, USA

<https://rehomes.us>

MOST AFFORDABLE single family home in all of SaddleBrooke! 2 bedroom/2 bath with enclosed Arizona Room on a large corner lot. Great Room has high, vaulted ceilings and new neutral carpet. Perfect north/south orientation provides great light. Wonderful floor plan with nice mountain views from the backyard. Lush landscaping with metal ramada, flagstone patio, and [...]

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



Dina Benita

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1994

Days On Market: 3

County: Pinal

Lot Acres: 0.18 acres

Township: 10

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 8712.00 sq ft

MLS #: 22403553

Bathrooms Full: 2

List Number Main: 22403553

Municipality/Zoning: Pinal County - SR

View: Mountains

Description

Legal Description: Lot #19, Unit #8 - Saddlebrooke HOA #1

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Cabinet

Dining Areas: Breakfast Nook

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

Kitchen Features: **Countertops:** Corian

Kitchen Features: **Appliance Color:** White

Extra Room: Arizona Room

Building Details

Lot Features: Corner Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1511.00 sq ft

Stories: One

Fence: Masonry

Garage/Carport Feat: Electric Door Opener

Floor covering: Carpet, Ceramic Tile, Vinyl

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.

Subdivision Name: Saddlebrooke

Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$300

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Metal,Tile, Telephone

Special Listing Conditions: No SPDS,None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saddlebrooke One

Accessibility Option: Level,None,Wide Hallways

Section: 27

Attribution Contact: 520-907-5685

Tax Code: 305-65-019

Property Disclosures: Insurance Claims History Report,None

Road Maintenance: City

Terms: Cash,Conventional,Submit

Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 1880 E River Road, Suite 120, Tucson, AZ 85718

Listing Office Phone: (520) 918-2400

Listing Member Phone: (520) 907-5685

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Walk In Closet(s),Wall Paper

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Pickleball,Pool,Putting Green,Racquetball,Sidewalks,Spa,Tennis Courts

Fireplace Location: Other: None

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Ramada

Spa: None, None

Water Heater: Electric

Gas: Natural

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower Only

Pool: Conventional: No

Fireplace: None

Main Heating: Forced Air,Natural Gas

Security: None

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2022

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

Assoc Fees Includes: None

Association & Fees: HOA Payment Frequency: Semi-Annually

