



\$489,900

63965 E WHISPERING TREE LN, TUCSON, AZ 85739, USA

<https://rehomes.us>

This well maintained & move-in ready Estancia model is located in the desirable active adult community of Saddlebrooke. The 2 BD/2 BA/DEN/ 2,450 Sq.Ft home offers generous Catalina Mountain Views w/no homes directly behind it. The home has plenty of natural light through 6 6'x8' windows & vaulted ceilings. Floorplan has separate living room, family [...]

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



John Billings

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 1995

Days On Market: 148

County: Pinal

Lot Acres: 0.20 acres

Lot Dimensions: Irregular

View: Mountains

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 8752.00 sq ft

MLS #: 22302359

Bathrooms Full: 2

List Number Main: 22302359

Municipality/Zoning: Pinal County - CR3

Township: 10

Description

Legal Description: Saddlebrooke Unit Eight A: Lot 21 Ne Sec 27 - 10S - 14E Sq Ft.

Rooms

Sauna Level: Other

Kitchen Features: **Countertops:** Granite

Dining Areas: Breakfast Bar,Breakfast Nook,Dining Area,Formal Dining Room

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Electric Range,Exhaust Fan,Gas Hookup Available,Island,Microwave,Refrigerator

Laundry Level: Large Laundry

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den,Office

Building Details



Lot Features: North/South
Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2450.00 sq ft

Stories: One

Fence: Block

Garage/Carport Feat: Storage, Attached
Garage/Carport,Electric Door Opener,Golf Cart Garage

Floor covering: Carpet, Ceramic Tile

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: Desert
Plantings,Low Care,Natural
Desert,Shrubs,Trees

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions:
Yes

Association & Fees: HOA Transfer Fee:
\$300

Association & Fees: HOA Telephone:
520-825-3048

Accessibility Option: Door Levers

Section: 27

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed
Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative
Gravel,Low Care,Shrubs,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saddlebrooke
One

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-66-021

Property Disclosures: Insurance Claims History
Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit,VA



Listing Office

ListingOfficeName: Long Realty Company

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

Listing Member Phone: (520) 825-7227

Listing Office Phone: (520) 918-6500

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

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Exhaust Fan,Separate Shower(s),Shower & Tub

Fireplace Location: Other: Family Room,Living Room

Patio/Deck: Other: Two Patios

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

Fireplace: Wood Burning

Main Heating: Forced Air,Natural Gas

Security: None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: None

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Golf,Lighted,Pickleball,Pool,Rec Center,Shuffle Board,Tennis Courts,Walking Trail

Guest Facilities: Other: Room split from Mstr

Water: Other: Canyon Del Lago

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Ramada

Spa: Hot Tub, Hot Tub

Window Covering: Stay

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other



Fees and Taxes

Tax Year: 2021

**Association & Fees: HOA Amt
(Monthly):** \$213

Assoc Fees Includes: Common Area Maint, Street Maint
Association & Fees: HOA Payment Frequency: Semi-Annually

