



**\$374,250**

## **64324 E WIND RIDGE CIR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

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

Delightful FURNISHED Portofino Villa in HOA#1 of SaddleBrooke- walking distance to SaddleBrooke Clubhouse amenities, Fitness Center, Pools, Tennis, and more! Custom features include a Murphy Bed in the Guest Bedroom, and an upgraded Master Bathroom with Bidet. White Cabinetry in Kitchen, Granite Countertops, All appliances included, Separate Laundry Room, High Cathedral Ceilings, Rich Wood flooring, [...]



**Michael Mulvena**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1998

**Days On Market:** 2

**County:** Pinal

**Lot Acres:** 0.09 acres

**Lot Dimensions:** Unknown

**View:** Golf Course

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 3990.00 sq ft

**MLS #:** 22314140

**Bathrooms Full:** 2

**List Number Main:** 22314140

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SaddleBrooke Unit 20 Lot 30

Rooms

**Sauna Level:** Other

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

**Extra Room:** None

**Kitchen Features: Countertops:** Granite

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

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

Building Details

**Lot Features:** Cul-De-Sac,North/South Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1646.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Carpet, Engineered Wood

**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:** Low Care, Shrubs

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care, Shrubs, Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-73-030

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Name:**  
SEE HOA ADDENDUM

**Accessibility Option:** None

**Section:** 27

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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

---

## Listing Office

**ListingOfficeName:** West USA Realty

**Listing Office Address:** 4505 E Chandler Blvd No. 170, Phoenix, AZ 85048

**Listing Member Phone:** (520) 262-0666

**Listing Office Phone:** (480) 893-0600

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

---

## Units Information

**Unit Level:** 1



---

## Amenities & Features

**Interior Features:** Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Foyer,Furnished,Split Bedroom Plan,Walk In Closet(s)

**Neighborhood Feature:** Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Shuffle Board,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Sewer:** Connected

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

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered

**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:** 2022 **Assoc Fees Includes:** Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Pest Control,Street Maint

