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**\$795,000**

## **64945 E CANYON DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Possibly the best view in Saddlebrooke overlooking Tucson golf course 7th green & Catalina Mtns. Cambria w/large Casita, two AC & gas heating units re placed-2018, roof replaced 2023, repainted 2022, Enviro salt free whole house water conditioning system installed-2021. Gated courtyard welcomes you w/fountain, mtn & pool views. Enter thru lovely beveled glass door [...]

- 4 beds
- 5.00 baths
- Single Family Residence
- Residential
- Active



**William Nelson**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5.00 baths

**Year built:** 1995

**Days On Market:** 7

**County:** Pinal

**Lot Acres:** 0.24 acres

**Lot Dimensions:** Irregular

**View:** Desert,Golf Course,Mountains

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 10454.00 sq ft

**MLS #:** 22324506

**Bathrooms Full:** 5

**List Number Main:** 22324506

**Municipality/Zoning:** Other - CALL

**Township:** 10

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## Description

**Legal Description:** Saddlebrooke Unit 4: Lot 35 Sec 26-10S-14E 10,334 Sq. Ft Cab B Sld 29

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## Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator,Water Purifier

**Kitchen Features:**  
**Countertops:** Granite

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

**Extra Room:** Office

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## Building Details



**Lot Features:** Borders Common Area,Corner Lot,On Golf Course

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

**# of Carport Spaces:** 0.00

**Floor covering:** Ceramic Tile

**Basement:** No

**Construction:** Frame - Stucco,Stucco Finish

**Main House SqFt:** 2932.00 sq ft

**# of Garage Spaces:** 2.50

**Stories:** One

**Style:** Contemporary

**Fence:** Masonry

**Construction Status:** Existing

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Special Listing Conditions:** None

**Subdivision Name:** Saddlebrooke

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

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings

**Direction:** E

**Horse Property:** No

**Horse Facilities:** No

**Guest House SqFt:** 360.0000

**Electric: Electric Company:** TRICO

**Landscape - Rear: Other:** Desert Plantings

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** Yes

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Transfer Fee:** \$300

**Association & Fees: HOA Name:** SBHOA #1

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

**Home Protection: Offered:** No

**Accessibility Option:** Door Levers,Entry

**Assessments:** \$0

**Section:** 26

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-60-035

**Range:** 14.00

**Property Disclosures:** Seller Prop Disclosure

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Satellite Dish

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Phone:** (520) 352-2700

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

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

**Listing Member Phone:** (520) 488-3216

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## Amenities & Features

**Interior Features:**

Cathedral  
Ceilings,Columns,High  
Ceilings 9+,Skylights,Split  
Bedroom Plan,Walk In  
Closet(s),Water Purifier

**Exterior Features:** BBQ-Built-In,Courtyard,Fountain

**Sewer:** Connected

**Neighborhood Feature:** Athletic Facilities,Exercise  
Facilities,Golf,Paved Street,Pickleball,Pool,Putting  
Green,Spa,Tennis Courts,Walking Trail

**Primary Bathroom**

**Features:** 2 Primary  
Baths,Bidet,Double  
Vanity,Exhaust Fan,Shower &  
Tub,Soaking Tub

**Fireplace Location: Other:** Great Room,Living Room

**Pool: Conventional:** Yes

**Assoc Amenities:**

Clubhouse,Maintenance,Pickleball,Pool,Security,Spa/Hot  
Tub,Tennis Courts

**Laundry:** Dryer,Electric  
Dryer Hookup,Laundry  
Room,Washer

**Fireplace:** Gas

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

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

**Patio/Deck:** Covered,Paver

**Security:** Rolling Security Doors,Rolling Security  
Shutters,Shutters,Smoke Detector(s)

**Spa:** Conventional,  
Conventional

**Water:** Water Company

**Water Heater:** Electric

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** House



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## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other

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## Fees and Taxes

**Tax Year:** 2022

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

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

**Association & Fees: HOA Payment Frequency:** Semi-Annually

