



\$565,000

65015 E CANYON DR, TUCSON, AZ 85739, USA

<https://rehomes.us>

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

Views and more Views! This Borgata model sits on the SaddleBrooke golf course with sweeping views of the Catalina Mountains and fabulous sunsets! The welcoming foyer opens to the living room w/gas fireplace, formal dining area & den w/built in bookshelves. The kitchen boasts counter seating that opens to the breakfast nook & family room [...]



Paul Oelrich

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 1990

Days On Market: 39

County: Pinal

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

View: Golf Course,Mountains,Panoramic,Sunset

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 7330.00 sq ft

MLS #: 22414726

Bathrooms Full: 2

List Number Main: 22414726

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: SADDLEBROOKE UNIT FOUR: LOT 40 SEC 26-10s-14e 7,330 SQ FT CAB B SLD 29

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Closet

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

Kitchen Features: Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Microwave,Refrigerator,Wet Bar

Kitchen Features: **Countertops:** Tile

Kitchen Features: **Appliance Color:** Black

Extra Room: Den,Library,Office

Building Details



Lot Features: Borders Common Area,Elevated Lot,North/South Exposure,On Golf Course	Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length,Golf Cart Garage
# of Carport Spaces: 0.00	Floor covering: Carpet, Ceramic Tile
Basement: No	Construction: Frame - Stucco
Main House SqFt: 2766.00 sq ft	# of Garage Spaces: 2.50
Stories: One	Style: Contemporary
Fence: Block,Wrought Iron	Construction Status: Existing

Miscellaneous

Compensation Disclaimer: .	Special Listing Conditions: None
Subdivision Name: Saddlebrooke	Landscape - Front: Other: Decorative Gravel,Desert Plantings,Low Care
Direction: E	Horse Property: No
Horse Facilities: No	Guest House SqFt: 0.0000
Electric: Electric Company: Trico	Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care
Driveway: Paved: Concrete	Subdivision Restrict: Deed Restrictions: Yes
Subdivision Restrict: Age Restrictions: Yes	Association & Fees: HOA: Yes
Association & Fees: HOA Transfer Fee: \$350	Association & Fees: HOA Name: SaddleBrooke HOA1
Home Protection: Offered: Yes	Accessibility Option: Level,Wide Doorways
Driveway: To Property Line	Assessments: \$0
Section: 26	Community: None
Fire Protection: Included in Taxes	Tax Code: 305-60-040
Range: 14.00	Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure
Road Type: Paved	Road Maintenance: HOA
Technology: Tile, Cable TV,High Speed Internet	Terms: Cash,Conventional,FHA,VA

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Address: 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

Listing Member Phone: (520) 743-6262

Listing Office Phone: (520) 665-4200

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

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Storage,Walk In Closet(s),Wet Bar

Neighborhood Feature: Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Tennis Courts

Fireplace Location: Other: Family Room,Living Room

Pool: Conventional: No

Fireplace: Gas

Main Heating: Forced Air

Security: None

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Sewer: Connected

Primary Bathroom Features: Double Vanity,Exhaust Fan,Jetted Tub,Separate Shower(s),Soaking Tub

Water: Other: Lago del Oro

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Central Air,Zoned

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other





Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt
(Monthly): \$233.33

Association & Fees: HOA Payment Frequency:
Semi-Annually

