



**\$1,295,000**

**65245 CATALINA HILLS DR, SADDLEBROOKE,  
AZ 85739, USA**

<https://rehomes.us>

The Arizona lifestyle awaits at this meticulous home in The Preserve at Saddlebrooke. Sitting on an elevated lot at 3,500 ft, the air is cooler here and the mountain views are panoramic. Southern exposure encourages enjoyment of sunrise, sunset, and twinkling lights after dark. Set back from the road, the enclosed courtyard offers entry to [...]

- 3 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



**Christina Tierney**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4.00 baths

**Year built:** 2006

**Days On Market:** 25

**County:** Pinal

**Lot Acres:** 0.28 acres

**Lot Dimensions:** See plat.

**View:** City,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 12196.00 sq ft

**MLS #:** 22324726

**Bathrooms Full:** 3

**List Number Main:** 22324726

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** SADDLEBROOKE UNIT 42 LOT 81 SEC 23-10S-14E 12101 SQ FT .28 AC

Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Refrigerator,Warming Drawer,Wet Bar

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

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

**Extra Room:** Den

Building Details



**Lot Features:** Borders Common Area,Elevated Lot,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 3288.00 sq ft

**Stories:** One

**Fence:** Block,View Fence

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 363.0000

**Landscape - Rear: Other:** Desert Plantings,Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-34-181

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**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 Transfer Fee:** \$370

**Accessibility Option:** Level

**Section:** 23

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Built-Up - Reflect, Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Tele Lines



---

## Listing Office

**ListingOfficeName:** Russ Lyon Sotheby's International Realty **Listing Office Phone:** (520) 742-1335

**Listing Office Address:** 3450 E. Sunrise Drive, Suite No. 150, Tucson, AZ 85718

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

**Listing Member Phone:** (520) 269-9649

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Skylights,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** Yes

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

**Main Cooling:** Central Air,Mini-Split,Zoned

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** House

**Exterior Features:** Solar Screens

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Pickleball,Pool,Putting Green,Rec Center,Sidewalks,Spa,Tennis Courts

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

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

**Fireplace:** Gas

**Main Heating:** Forced Air,Mini-Split,Natural Gas

**Pool:** Heated

**Spa:** Conventional, Conventional

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools



**High School:** Other  
**Elementary School:** Other

**Middle School:** Other

---

## Fees and Taxes

**Tax Year:** 2022  
**Association & Fees: HOA Amt (Monthly):** \$275

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

