



**\$529,000**

## **65838 E ROCKY TRAIL DR, TUCSON, AZ 85739, USA**

<https://rehomes.us>

Wonderful 2BD/2BA +Den (2,519 sq ft) expanded Topaz model on large lot in SaddleBrooke offers plenty of room to relax/entertain. Enter to find soaring vaulted ceilings & archways, formal living/dining room, family room off kitchen, plus rec room w/fireplace & wet bar. Chef's kitchen hosts breakfast bar & nook w/bay window, SS appliances and granite [...]

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



**Lisa Bayless**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1997

**Days On Market:** 65

**County:** Pinal

**Lot Acres:** 0.23 acres

**Lot Dimensions:** Irregular

**View:** None

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9825.00 sq ft

**MLS #:** 22308962

**Bathrooms Full:** 2

**List Number Main:** 22308962

**Municipality/Zoning:** Other - CALL

**Township:** 10

## Description

**Legal Description:** Saddlebrooke Unit #15: Lot 121 Por Sec 23 & 26-10S-14E 9825 Sq Ft  
Cabinet Slide 91

## Rooms

**Sauna Level:** Oracle

**Kitchen Features: Pantry:** Cabinet

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

**Kitchen Features:** Desk,Dishwasher,Electric Cooktop,Garbage Disposal,Refrigerator

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

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den

## Building Details



**Lot Features:** North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2519.00 sq ft

**Stories:** One

**Fence:** Block

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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.

**Subdivision Name:** Saddlebrooke

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** 520-818-1000

**Accessibility Option:** Door Levers,Level

**Section:** 23

**Attribution Contact:** 520-668-8293

**Tax Code:** 305-72-121

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** SB HOA 2

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Ceiling Speakers,Satellite Dish



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## Listing Office

**ListingOfficeName:** Long Realty Company

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

**Listing Member Phone:** (520) 665-3004

**Listing Office Phone:** (520) 918-6500

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

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## Amenities & Features

**Interior Features:** Bay Window,Cathedral Ceilings,Ceiling Fan(s),Foyer,High Ceilings 9+,Skylights,Split Bedroom Plan,Vaulted Ceilings,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Shower Only

**Water: Other:** Lago Del Oro

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio,Paver

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Putting Green,Waterfall/Pond

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts

**Fireplace Location: Other:** Rec Room

**Patio/Deck: Other:** 2 raised patios

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Spa/Hot Tub,Tennis Courts,Volleyball Court

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Mountain Vista

**Middle School:** Mountain Vista

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Common Area Maint, Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$275	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

