



\$1,087,500

65993 E CATALINA HILLS DR, TUCSON, AZ 85739, USA

<https://rehomes.us>

A 3212 Sq. Ft. 2-story Sundance Model home that encompasses 3-Bedrooms, Den/Office, 2.5 Bathrooms, and a full 3-car garage with panoramic views of Mount Lemmon and the Catalina Mountains! The ground floor starts with a majestic entry with grand stair case and ceilings 2-stories high; Living Room; Formal Dining Room with sky-high windows with incredible [...]

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



 SBRanchRealty.com

Douglas Sedam

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2005

Days On Market: 7

County: Pima

Lot Acres: 0.29 acres

Lot Dimensions: 80 X 155

View: Golf Course,Mountains,Panoramic,Residential

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 12632.00 sq ft

MLS #: 22323842

Bathrooms Full: 2

List Number Main: 22323842

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: SB Unit 42 Lot 64 S24 T10S R14E 12,825 Sq. Ft. .29 Acres

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Closet

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

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Black

Extra Room: Den

Building Details



Lot Features: Borders Common Area,Elevated Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 3212.00 sq ft

Stories: Two

Fence: Slump Block,Wrought Iron

Garage/Carport Feat: 3-car garage, Attached Garage/Carport,Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Spanish Mission

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: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520.818.1000

Accessibility Option: None

Section: 24

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet

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: SaddleBrooke 2

Home Protection: Offered: Yes

Assessments: \$0

Community: None

Tax Code: 305-34-1640

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office



ListingOfficeName: SBRanchRealty

Listing Office Phone: (520) 829-5219

Listing Office Address: 61082 E Angora Pl,
Oracle, AZ 85623

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

Listing Member Phone: (520) 829-5219 ext. 1

Units Information

Unit Level: 2

Amenities & Features

Interior Features: Cathedral Ceilings,Ceiling Fan(s),Dual Pane Windows,Entertainment Center Built-In,Foyer,High Ceilings 9+,Storage,Walk In Closet(s)

Sewer: Connected

Primary Bathroom Features: 2 Primary Baths,Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Washer

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Deck

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: Courtyard,See Remarks

Neighborhood Feature: Athletic Facilities,Exercise Facilities,Golf,Lake,Pickleball,Putting Green,Rec Center,Tennis Courts

Fireplace Location: Other: None

Assoc Amenities:
Clubhouse,Pickleball,Pool,Recreation Room,Tennis Courts

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

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: 2023

Assoc Fees Includes: Common Area Maint

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

Association & Fees: HOA Payment Frequency:
Semi-Annually

