



## 66024 E CATALINA HILLS DR, TUCSON, AZ 85739, USA

<https://rehomes.us>

Updated Sabino Model in the Preserve. Furnished and features owned solar and water softener. 2 bedrooms, 2 full bathrooms, a lovely 1/2 bath, and den. The large owner's suite has a patio door, walk-in shower, tub, and walk-in closet, as well as a powder room. The guest bedroom has a patio door, bathroom, and walk-in [...]

**\$1,050,000**

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



**Dee Dee Orcutt**

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2006

**Days On Market:** 16

**County:** Pinal

**Lot Acres:** 0.31 acres

**Lot Dimensions:** 105x130x105x130

**View:** Golf Course,Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 13503.00 sq ft

**MLS #:** 22319540

**Bathrooms Full:** 2

**List Number Main:** 22319540

**Municipality/Zoning:** Other - CALL

**Township:** 10

## Description

**Legal Description:** Saddlebrooke HOA 2, Unit 42 Lot 94

## Rooms

**Sauna Level:** Oracle

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

**Dining Areas:** Breakfast Bar,Breakfast Nook,Dining Area,Great Room

**Kitchen Features:** Dishwasher,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: Quartz

**Kitchen Features:** Appliance Color: Stainless

**Extra Room:** Den,Exercise Room,Office

## Building Details



**Lot Features:** Elevated Lot,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2599.00 sq ft

**Stories:** One

**Fence:** View Fence

**Garage/Carport Feat:** Epoxy Floors, Attached Garage Cabinets,Electric Door Opener,Extended Length

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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,Low Care,Sprinkler/Drip,Trees

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Pavers

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$400

**Accessibility Option:** Door Levers,Level

**Section:** 24

**Attribution Contact:** 520-269-1731

**Tax Code:** 305-34-194

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,VA

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Alarm System,Cable TV,High Speed Internet



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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) 269-1732

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

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Bay Window,Dual Pane Windows,Entertainment Center Built-In,High Ceilings 9+,Insulated Windows,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Patio/Deck: Other:** Pergola Cover

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

**Fireplace:** Gas

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

**Exterior Features:** BBQ-Built-In,Native Plants

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Jogging/Bike Path,Lighted,Paved Street,Pool,Rec Center,Spa

**Fireplace Location: Other:** Great Room,Patio, Patio Fire Pit

**Pool: Conventional:** No

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

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

**Patio/Deck:** Paver

**Security:** Alarm Installed,Carbon Monoxide Detectors,Smoke Detector(s),Wrought Iron Security Door

**Water:** City

**Window Covering:** Stay

**Guest Facilities:** None





## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Oracle Ridge



## Fees and Taxes

**Tax Year:** 2022

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

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

