



\$1,100,000

**66056 E CATALINA HILLS DR, TUCSON, AZ
85739, USA**

<https://rehomes.us>

Resort style living at its finest in The Preserve at SaddleBrooke! This luxurious 2,681sf Sabino model boasts a gated front Courtyard with flagstone pavers and detached 300sf Casita with private entry for a total of 2,981sf of gorgeous living space. Open concept plan for modern living affords dual primary suites (each with bay window and [...])

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



Lisa Bayless

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2006

Days On Market: 23

County: Pinal

Lot Acres: 0.31 acres

Lot Dimensions: Irregular

View: Golf Course,Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 13503.00 sq ft

MLS #: 22412045

Bathrooms Full: 3

List Number Main: 22412045

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: Saddlebrooke Unit 42 Lot 95 Sec 24-10S-14E 13326 Sq Ft .31 Ac

Rooms

Sauna Level: Other

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

Dining Areas: Breakfast Bar,Breakfast Nook

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

Kitchen Features:
Countertops: Granite

Kitchen Features:
Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: Elevated Lot,North/South Exposure,On Golf Course,Subdivided

of Carport Spaces: 0.00

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

Construction Status: Existing

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

Floor covering: Carpet, Ceramic Tile

Floor Covering: Other: Porcelain

Main House SqFt: 2681.00 sq ft

Stories: One

Fence: View Fence

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

Guest House SqFt: 300.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saddlebrooke HOA 2

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Built-Up - Reflect, Alarm System,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 Transfer Fee: \$350

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

Accessibility Option: Door Levers,Level

Section: 24

Attribution Contact: 520-668-8293

Tax Code: 305-34-195

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit

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>

Amenities & Features



Interior Features: Bay Window,Ceiling Fan(s),Entertainment Center Built-In,Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

Sewer: Connected

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

Water: Other: Lago Del Oro

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Sink,Washer

Main Cooling: Ceiling Fans,Zoned

Patio/Deck: Covered,Patio

Spa: None, None

Water Heater: Natural Gas,Recirculating Pump

Gas: Natural

Exterior Features: Courtyard,Fountain

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

Fireplace Location: Other: Great Room,Patio

Patio/Deck: Other: Flagstone

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

Fireplace: Bee Hive,Insert,Wood Burning

Main Heating: Forced Air,Natural Gas,Zoned

Security: Alarm Installed,Rolling Security Shutters,Shutters,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: House

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2023

Association & Fees: HOA Amt (Monthly): \$292

Assoc Fees Includes: Common Area Maint,Street Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

