

Client Summary Report

Property Type Residential **Property Subtype** Townhouse **Subdivision** begins with: saddlebrooke **Status** Sold (1/1/2008 to 12/31/2008)
 Listings as of 03/03/09 at 3:21pm

Sold 06/30/08	Listing # 20814545	63747 E Haven Ln Tucson, AZ 85739	Listing Price: \$234,900
County: Pinal			



Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1635 Other
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$134.71
Year Built	2001	Lot Sq Ft(approx)	4870 ((Assessor))
Tax Code	305-82-0380		
Lot Acres (approx)	0.112		

TRS 10 14 34 **Selling Price \$220,250 SP % LP 93.76**

[Additional Pictures](#)

Listing Office Windermere Real Estate

School District	Other	ELEM	Other	MDJR	Other	HIGH	Other
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Directions SaddleBrooke Blvd to MtnView, S.on MtnView to Villas Dr, R.on Villas to Holiday, L.Tranquil, R.Haven.

Property Description All furnishings included-No need to buy a single thing. Priced well below mkt. value for this 1635 sq ft Verona. 2 BR's plus den. Large eat-in kitchen w/loads of cabinets + counter space. Split bedroom plan for utmost privacy. Seller will credit buyer villa assoc. dues for first year(\$1800) at COE. Spacious corner lot with Catalina Mountain views from kitchen and patio. Priced to sell!

Sold 07/25/08	Listing # 20801078	64411 E Wind Ridge Cir Tucson, AZ 85739	Listing Price: \$249,000
County: Pinal			



Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1466 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$153.48
Year Built	1997	Lot Sq Ft(approx)	3964 ((Assessor))
Tax Code	305-73-0400		
Lot Acres (approx)	0.091		

TRS 10 14 27 **Selling Price \$225,000 SP % LP 90.36**

[Additional Pictures](#)

Listing Office Long Realty Company

School District	Other	ELEM	Other	MDJR	Other	HIGH	Other
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Directions Oracle to SaddleBrooke Blvd. Head east and go through intersection at Ridgeview to Sun Ridge, turn left. At Wind Ridge turn left.

Property Description Maintenance free mountainview villa includes all furnishings. Monaco model is located on a corner giving the patio added privacy and extra common space plus a magnificent mountain view. Walk to pro shop, fitness center, clubhouse, tennis, restaurants. Great room floorplan is light and bright with vaulted ceilings. All appliances are included and furniture is available for a turn key investment.

Presented By:	Vanessa Fletcher	Long Realty Company
	Contact: 520-665-4218	15883 N. Oracle Rd # 155
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Listings as of 03/03/09 at 3:21pm

Sold 04/04/08	Listing # 20734586 County: Pinal	64477 E WIND RIDGE Cir Tucson, AZ 85739	Listing Price: \$265,000
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Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1556 Floor Plan
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$160.67
Year Built	1997	Lot Sq Ft(approx)	4008 ((Assessor))
Tax Code	305-73-0030		
Lot Acres (approx)	0.092		

TRS 10 14 26 **Selling Price \$250,000 SP % LP 94.34**

[Additional Pictures](#)

Listing Office Sun Lakes Rlty, Saddlebrooke Br

School District	Other	ELEM Other	MDJR Other	HIGH Other
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Directions SADDLEBROOKE BLVD., CROSS RIDGEVIEW BLVD., & CONTINUE - L/SUN RIDGE DR., R/WIND RIDGE DR. TO HOME ON THE RIGHT

Property Description RIVIERA VILLA WITH MOUNTAIN VIEWS FROM SOUTH FACING PATIO. WALK TO CLUBHOUSE AND ALL HOA1 AMENITIES. UNIT FEATURES DOUBLE FACED GAS FIREPLACE, CERAMIC TILE, MARBLE SILS, 2 SLIDERS TO PATIO AREAS, UPGRADED CABINETS WITH ROLL-OUTS, CEILING FANS, UPGRADED LIGHT FIXTURES, FAUCETS & ACCESSORIES, MIRRORED DOORS, HEAT LAMP IN MASTER BATH, ADDED LIGHTING, GUTTERS, MOTION DETECTOR ON WALKWAY AND THE LIST GOES ON.

Sold 10/03/08	Listing # 20817201 County: Pinal	63509 E Harmony Dr Tucson, AZ 85739	Listing Price: \$269,500
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Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	1	Approx Square Feet	1573 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$162.11
Year Built	2002	Lot Sq Ft(approx)	4269 ((Assessor))
Tax Code	305-80-0110		
Lot Acres (approx)	0.098		

TRS 10 14 34 **Selling Price \$255,000 SP % LP 94.62**

[Additional Pictures](#)

Listing Office Long Realty Company

School District	Other	ELEM Other	MDJR Other	HIGH Other
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Directions SaddleBrooke Blvd., R on Mountainview Blvd., R. on Casual Dr. which turns into Harmony Dr., villa on left.

Property Description Award-winning villa concept, live the life of a single family home w/o ext. upkeep. Portofino model w/gorgeous unrestricted mtn. views. Upgr. flooring, tile counters, cast iron sink, smooth top stove, microwave, side-by-side fridge, Duettes, storage & laundry cabs, lge. den in lieu of 2nd BR lt. wood cabs w/some roll-outs, 4 panel doors, ceiling fans w/lights, screened private patio, front gutters, Rainbow coatings, cheerful wall colors, & much more.

Presented By:	Vanessa Fletcher Contact: 520-665-4218 Office: 520-665-4200 Fax: 800-692-1905 E-mail: vfletcher@longrealty.com	Long Realty Company 15883 N. Oracle Rd # 155 Tucson, AZ 85739 520-665-4200
		
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Client Summary Report

Listings as of 03/03/09 at 3:21pm

Sold 06/19/08	Listing # 20729325 County: Pinal	63704 E Vacation Dr Tucson, AZ 85739-2114	Listing Price: \$269,500
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Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1724 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$149.65
Year Built	2004	Lot Sq Ft(approx)	4095 ((Assessor))
Tax Code	305-82-034		
Lot Acres (approx)	0.094		

TRS 10 14 34 **Selling Price \$258,000 SP % LP 95.73**
[Additional Pictures](#)

Listing Office Windermere Real Estate

School District	Other	ELEM Other	MDJR Other	HIGH Other
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Directions From Oracle Rd. East on SaddleBrooke Blvd., Right on Mountain View Blvd., Right on Casual Dr., Left on Vacation Dr. to address.
Property Description Award-winning Naples model & most popular of the villas. Elegant SW flair of custom earth tones. Upgraded carpet, tile, oak cabs., even the stonite (granite-like) countertops blend like a desert fawn color. Kitchen with breakfast bar overlooking lge. great rm./dining. Custom window treatments, upgraded lt. fix.& fans. 2 BR & 2 BA, den & extra sitting/game area provide spacious living areas w/extended patio. HOA cares for exterior & landscaping.

Sold 03/25/08	Listing # 20805186 County: Pinal	63716 E Vacation Dr Tucson, AZ 85739	Listing Price: \$279,500
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Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1729 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$155.29
Year Built	2004	Lot Sq Ft(approx)	4792 ((Assessor))
Tax Code	305-82-03500		
Lot Acres (approx)	0.110		

TRS 34 10 14 **Selling Price \$268,500 SP % LP 96.06**

Listing Office Keller Williams Mtn Vistas Realty

School District	Other	ELEM Other	MDJR Other	HIGH Other
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Directions N on Oracle E on SaddleBrooke Blvs S on Mountainview S on Villas Drive E on Holiday S on Tranquil W on Vacation Drive to property
Property Description This beautiful Naples model in Saddlebrooke is full of upgrades; ceramic tile flooring throughout main living areas, upgraded carpet in bedrooms & den, stonite counter tops, upgraded appliances & vaulted ceilings. The covered entry & back patio have been bricked & extended for more out door enjoyment. The north facing patio offers privacy afforded by mature trees and bushes. Enjoy all of SaddleBrooke's fabulous amenities & carefree living.

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Client Summary Report

Listings as of 03/03/09 at 3:21pm

Sold 04/16/08 **Listing # 20801049** **63572 E Holiday Dr Tucson, AZ 85739** **Listing Price: \$278,900**
County: Pinal



Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1634 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$166.46
Year Built	1999	Lot Sq Ft(approx)	3920 ((Assessor))
Tax Code	305-80-0540		
Lot Acres (approx)	0.090		

TRS 10 14 34 **Selling Price \$272,000 SP % LP 97.53**
[Additional Pictures](#)

Listing Office Long Realty Company

School District Other **ELEM** Other **MDJR** Other **HIGH** Other

Directions SaddleBrooke Blv. to Mountain View Blvd., Right to Casual Dr., Right to Holiday Dr., right to home.
Property Description Saddlebrooke - Resort living in maintenance free villa with private patio. Gorgeous full leaded glass front door, circular foyer. Desirable Verona model has great room w/built-in entertainment center & split bedroom plan w/den. Island kitchen w/stone counters, upgraded fixtures & appliances, pantry, spacious nook. Master bedroom has sliding glass doors to covered & extended private paver patio & shaded grass backyard. Luxury master bath.

Sold 07/30/08 **Listing # 20800125** **39017 S TRANQUIL Dr Tucson, AZ 85739** **Listing Price: \$284,000**
County: Pinal



Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1724 Floor Plan
Baths(FTHQ)	2 (1 1 0 0)	Price/Sq Ft	\$159.51
Year Built	2000	Lot Sq Ft(approx)	4356 ((Assessor))
Tax Code	305-82-11008		
Lot Acres (approx)	0.100		

TRS 10 14 34 **Selling Price \$275,000 SP % LP 96.83**
[Additional Pictures](#)

Listing Office Long Realty Company

School District Other **ELEM** Other **MDJR** Other **HIGH** Other

Directions SADDLEBROOKE BLVD., R/MT. VIEW BLVD., R/VILLAS DR., L/HOLIDAY DR., R/TRANQUIL DRIVE TO ADDRESS
Property Description HIGHLY UPGRADED NAPLES VILLA LOCATED ON EAST FACING PATIO LOT W/PRIVACY & MOUNTAIN VIEWS.IN ADDITION TO TWO BEDROOMS THIS FLOOR PLAN HAS OPTIONAL 3rd BEDROOM PLUS DEN/HOBBY OR ADDED DINING AREA.CHERRY CABINETS, TILE COUNTERS, CUSTOM WINDOW TREATMENTS & SOLAR SCREENS, CUSTOM PAINTING, MARBLE SILLS, CEILING FANS, GARAGE WINDOWS, ADDED STORAGE, WORK BENCH, WATER SOFTENER, RE-CIRCULATING HOT WATER & MUCH MORE. ONE OF THE BEST VILLAS ON TODAY'S MARKET

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Client Summary Report

Listings as of 03/03/09 at 3:21pm

Sold 08/04/08	Listing # 20808236 County: Pinal	38856 S Serenity Ln Tucson, AZ 85739	Listing Price: \$327,500
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Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Approx Square Feet	1582 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price/Sq Ft	\$199.12
Year Built	1998	Lot Sq Ft(approx)	4604 ((Assessor))
Tax Code	305-80-042		
Lot Acres (approx)	0.106		

TRS 10 14 34 **Selling Price \$315,000 SP % LP 96.18**

[Additional Pictures](#)

Listing Office Keller Williams Mtn Vistas Realty

School District	Other	ELEM Other	MDJR Other	HIGH Other
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Directions R/Saddlebrooke Blvd off of Oracle, R/Mountain View, R/Casual, R/Serenity to property.

Property Description Welcome to living where the best of everything comes together. This meticulously crafted former model (Portofino floor plan) was created for the connoisseur of relaxed resort style living. From the extended back patio relax and enjoy views of lake and 8th hole of Mountain View golf course.

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