

Client Summary Report

Listings as of 11/15/09 at 10:10pm

Page 1

Property Type: Residential Include Property Subtype: Single Family Res. Subdivision: begins with: saddlebrooke Statuses: Active Capa, Active Contingent, Pending (1/1/2009 or after) , Sold (1/1/2009 or after)

Status: Active Capa 10/18/09	Listing # 20920836	37287 S Ridgeview Blvd Tucson, AZ 85739-1161	Listing Price: \$325,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2580 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$125.97
Year Built	1996	Lot Sq Ft (approx)	10890 ((Assessor))
Tax Code	305-67-005	Lot Acres (approx)	0.250

Listing Office Long Realty Company

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

Directions N. Oracle, R-Saddlebrooke Blvd, R-Ridgeview to 3728 home is on right side.

Marketing Remarks This very unique Estancia sits up high on a lovely tiered flagstone walkway to a screened entry way. Kitchen has oak cabinets with pull outs, Jenn Air double ovens, ceramic tile, electric stove, & corian counters. The den has beautiful built in office furniture with a wall of bookcases & matching sliding ladder. The Arizona room is one of a kind. Completely heated & cooled, flagstone throughout with an amazing water feature in the corner & mountain views.

Status: Active Contingent 09/28/09	Listing # 20900435	65724 E Desert Sands Dr Tucson, AZ 85739	Listing Price: \$219,900
County: Pinal			



TRS 10 14 23

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1425 Floor Plan
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$154.32
Year Built	1996	Lot Sq Ft (approx)	10890 ((Assessor))
Tax Code	305-72-18202	Lot Acres (approx)	0.250

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd., L-Ridgeview Blvd., L-Rock Crest Dr., R-Desert Sands Dr. to home.

Marketing Remarks Motivated sellers. Sonora model has new ceramic tile everywhere except mstr bdrm. Extended garage with golf cart bump out, double door den/optional second bedroom. Front & back patios, 2x6 construction, custom security screen door, oak cabinets, ceiling fans and more. Great value in a resort community. Start living the good life!

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

Listings as of 11/15/09 at 10:10pm

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Status: Active Contingent 11/05/09	Listing # 20901462	37672 S Stoney Cliff Ct Tucson, AZ 85739-1411	Listing Price: \$349,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1933 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$180.55
Year Built	1997	Lot Sq Ft (approx)	11868 ((Assessor))
Tax Code	305-74-064	Lot Acres (approx)	0.272

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd to Ridgeview, left to Stoney Cliff Dr, turn right on Stoney Cliff Dr go up to the hill, through the stop sign to the cul-de-sac.

Marketing Remarks Wonderfully updated home surrounded by desert common area with mountain views! Rare Miramonte is similar to Laredo but instead of a den it has a large family room. Vaulted ceilings thru-out & every window has a view. Updated kitchen & baths with GE SS appliances & real granite counters in kitchen, master bath has custom glass block walk-in shower & maple vanities, granite counters, new tile. Gorgeous mountain view front & back. Ext'd garage.

Status: Active Contingent 10/29/09	Listing # 20918998	38155 S Mountain Site Dr Tucson, AZ 85739-3020	Listing Price: \$349,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2120 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$164.62
Year Built	1990	Lot Acres (approx)	
Tax Code	305-60-117		

Listing Office Long Realty Company

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

Directions Oracle to Saddlebrooke Blvd. R on Ridgeview, L Rolling Hills (at stop sign) then R onto Mountain Site to home.

Marketing Remarks Magnificent Mountain Views! East Facing Covered & Extended Patio w/Large Side Yard, for Pool & Casita. Recently Remodeled adding Den/Ofc and Kitchen w/Granite Counters, SS & Black Appliances, Wine Rack, Walk In Pantry, New Fixtures, Lighting, & Brkfst Nook w/Bay Window to Enjoy View. DR is Open to Kitch. Living Rm w/ Luxurious Gas Frplce. 18in Tile on the Diagonal, Den /Ofc with Glass French Doors. AZ/Hobby Rm off Spacious Master Ste.

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Listings as of 11/15/09 at 10:10pm

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Status: Active Contingent 11/13/09	Listing # 20902883	38116 S Arroyo Way Tucson, AZ 85739	Listing Price: \$359,999
County: Pinal			



TRS 10 14 25

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1976 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$182.19
Year Built	2003	Lot Sq Ft (approx)	44890 ((Assessor))
Tax Code	305-92-10504	Lot Acres (approx)	1.031

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions From Oracle E SaddleBrooke Blvd S Ridgeview E Desert Ridge S Desert Sun E Cleek S Ocotillo Canyon to Arroyo Way N to home.

Marketing Remarks Desirable Laredo model on over 1 acre of beautiful natural desert in a resort community. Open space across street to access the Catalina mtns for hiking. Quiet & serene environment including a humming bird garden. Flagstone entry into lovely gated courtyard leading to the front door with vanishing screen. 4 ft garage extension, 4 ft kitchen/dining ext, 2 ft ext on bedroom/den side & both bedrooms have bay windows.

Status: Active Contingent 10/26/09	Listing # 20923048	65845 E Catalina Hills Dr Tucson, AZ 85739	Listing Price: \$1,000,000
County: Pinal			



TRS 10 14 23

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3644 Appraiser
Baths(FTHQ)	4 (3 0 1 0)	Price / Sq Ft	\$274.42
Year Built	2005	Lot Sq Ft (approx)	12825 ((Assessor))
Tax Code	305-34-16909	Lot Acres (approx)	0.294

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Rd. North R/Saddlebrooke Blvd., L/Catalina Hills Dr. to address on right-hand side.

Marketing Remarks Million dollar mountain views from this sensational Sonoran home with a casita. Custom designed negative edge salt water pool,spa & waterfall. Outdoor kitchen,bar & gas fireplace. All appliances included, TV in great room & lift console TV in master bedroom. Upgraded granite countertops. Plantation shutters throughout. This home was professionally decorated and landscaped. Bring your most discriminating buyer!

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Status: Pending 11/13/09	Listing # 20911033	37275 S Blackfoot Dr Tucson, AZ 85739-1042	Listing Price: \$238,500
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1399 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$170.48
Year Built	1991	Lot Sq Ft (approx)	8239 ((Assessor))
Tax Code	305-57-107	Lot Acres (approx)	0.189

Listing Office Bob Phelps Realty

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd, Left on Ridgeview, Right on Sugar Lane, Home is on the left hand corner of Sugar and Blackfoot to the EAST.

Marketing Remarks Saddlebrooke, Tucson, Arizona. East facing fully covered patio from this lovely Cortez model on a corner lot with mountain views. This beautiful bright open Great Room home is close to clubhouse, golf, tennis and fitness center. A great alternative to a villa with low care front and rear yards providing privacy. Fresh paint on the exterior and on the full height boundary walls. Lots of tile flooring, vaulted ceilings, fireplace, skylites.

Status: Pending 10/25/09	Listing # 20910058	64346 E Galveston Ln Tucson, AZ 85739-1020	Listing Price: \$284,900
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1600 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$178.06
Year Built	1991	Lot Sq Ft (approx)	6930 ((Assessor))
Tax Code	305-56-012	Lot Acres (approx)	0.159

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N-Oracle Rd, R-Saddlebrooke Blvd., R-Ridgeview Blvd., L-Idlewood Ln, L-Blackfoot Dr, R-Galveston Ln to address on left.

Marketing Remarks Former builder Diego model w/fabulous upgrades & impressive renovations, granite square kitchen counters, extensive ceramic tile, plantation shutters, decorator paint & window treatments, new light fixtures, copper sink w/tiled counter in guest bath. Wonderful outdoor living area w/unique rock water feature, extended flagstone patio, mature landscaping, 3-tiered water fountain on front porch. An exceptional home!

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Status: Pending 11/12/09	Listing # 20900659	39668 S Hollywood Way Tucson, AZ 85739	Listing Price: \$355,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	1952 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$181.86
Year Built	2006	Lot Sq Ft (approx)	10890 ((Assessor))
Tax Code	305-12-353	Lot Acres (approx)	0.250

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N-Oracle Rd, R-Saddlebrooke Blvd., R-Mt. View Blvd., R-Clubhouse Dr., R-Northwood Rd., L-Hollywood Way to address on right.

Marketing Remarks Better than new, this popular, expanded Laredo model sports loads of upgrades! Built in 2006 & sited on a raised corner lot, this 3 bedroom hm incl. a unique side entry 32 foot wide garage, kitchen SS appl, hickory cabinets, stoneite counters, beautiful wood flooring, bay windows in breakfast nook & master bedroom, decorator paint colors, 5 fans, H2O recirculating sys, Arizona rm, large, private backyard & MORE! This home has it all & is priced to sell.

Status: Pending 11/06/09	Listing # 20927759	39626 S Sand Crest Dr Tucson, AZ 85739-2237	Listing Price: \$375,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1976 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$189.78
Year Built	2005	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-12-156	Lot Acres (approx)	0.200

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions SaddleBrooke Blvd to Mountain View Blvd go right to Clubhouse Drive go right to Amberwood go right to Sand Crest go left to home.

Marketing Remarks Upgrades galore in this very popular extended Laredo. Stoneite countertops, knotty oak cabinets, 17-inch tile on the diagonal everywhere except the bedrooms, high-end appliances, tile backsplash & much more. 2 bedrooms + den. Great room & breakfast nook with mtn views. Large master with huge walk in closet. Nicely upgraded master bath. Extended garage-lots of storage cabinets. Enjoy the private, lush backyard with mtn. views, fountain & firepit.

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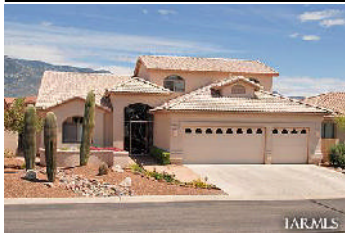


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Status: Pending 11/04/09	Listing # 20917738	37829 S Terrace Park Dr Tucson, AZ 85739-2216	Listing Price: \$595,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	4	Sq Ft (approx)	3180 Assessor
Baths(FTHQ)	4 (3 0 1 0)	Price / Sq Ft	\$187.11
Year Built	2001	Lot Sq Ft (approx)	7841 ((Assessor))
Tax Code	305-89-013	Lot Acres (approx)	0.180

Listing Office Long Realty Company

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

Directions From Oracle Rd: E-Saddlebrooke Blvd, S-Desert Bluff Dr, W-Desert Terrace Dr, S-Terrace Park to home on left.

Marketing Remarks Spectacular SaddleBrooke Durango on Golf Course w/Mountain Views & Pool/Spa! 4BR/3 1/2BA situated on cul-de-sac elevated premium lot on 11th fairway w/east-facing patio & Catalina Mountain views. Great room floor plan w/formal dining & eat-in kitchen w/granite sink, maple cabinets & breakfast bar. Bkyd features, Pebble-Tec pool, spa, Kool decking, outdoor kitchen, outdoor shower. Separate entry 1BR/1BA guest casita. 3 car garage w/storage.

Status: Sold 07/28/09	Listing # 20913534	65590 E Canyon Dr Tucson, AZ 85739	Listing Price: \$194,900
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1442 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$101.94
Year Built	1990	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-60-179	Lot Acres (approx)	0.200
Selling Price	\$147,000	SP % LP	75.42

Listing Office Realty Executives Southern Arizona

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

Directions Oracle N to Saddlebrooke Blvd, E to Ridgeview Blvd, S to Canyon Dr, right to address.

Marketing Remarks Wonderful Toltec model in desirable Saddlebrooke community w/2 bdrms/2 baths/2 car garage + long wrap around porch_great 4 entertaining or enjoying AZ weather. Sliders from living rm & mstr bdrm to patio. Formal dining & cozy breakfast nook. Come see today! Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Please contact listing agent for more information.

Presented By: Vanessa Fletcher

Long Realty Company



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Listings as of 11/15/09 at 10:10pm

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Status: Sold 09/18/09		Listing # 20921549	65790 E Rocky Path Dr Tucson, AZ 85739	Listing Price: \$168,350	
		County: Pinal			
 <p>TRS 10 14 26</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	1425 Assessor	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$112.28	
	Year Built	1996	Lot Sq Ft (approx)	871 ((Assessor))	
	Tax Code	305-72-1680	Lot Acres (approx)	0.020	
		Selling Price	\$160,000	SP % LP	95.04

Listing Office Realty Executives Southern Arizona
School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Saddlebrook Blvd, left on Ridgeview, left on Rock Crest, right on Rocky Path to address.
Marketing Remarks Unbelievable Price! Lender-owned, Sonora Model. Nice ceramic tile, great room, fireplace, washed oak cabinets & vaulted ceilings. REO, being sold As Is. Roof bid is attached in add'l docs.

Status: Sold 09/18/09		Listing # 20920772	35948 S Mesa Ridge Dr #17 Tucson, AZ 85739	Listing Price: \$235,000	
		County: Pinal			
 <p>TRS 10 14 23</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	1425 Floor Plan	
	Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$118.42	
	Year Built	1998	Lot Sq Ft (approx)	8064 ((Assessor))	
	Tax Code	305-76-06901	Lot Acres (approx)	0.185	
		Selling Price	\$168,750	SP % LP	71.81

Listing Office Rudolph Enterprises
School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Oracle Rd. North, to SaddleBrooke Bl. East, to Ridgeview Bl. North, to Rock Crest, North to Rose Ridge West, to Mesa Ridge Dr. North to home.
Marketing Remarks GREAT PRICE ON THIS SONORA MODEL HOME!! Mountain views from front patio and sunset views in the rear of home. Screened in patio. Active Adult community. Privacy in back of home created by the arroyo. Good investment / rental home. No wasted space. Ceramic flooring in walk patterns of this home. Rear porch is screened and owner extended patio to combine outdoor / indoor living. Estate Sale.... No SPDS...

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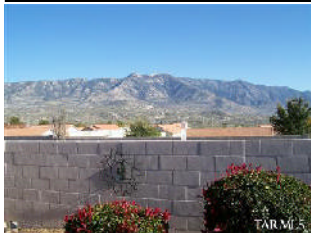


Client Summary Report

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Status: Sold 05/27/09	Listing # 20908148 County: Pinal	38332 S Desert Star Dr Tucson, AZ 85739-1094	Listing Price: \$179,000
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TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1387 Assessor \$122.57
Year Built Tax Code	1987 305-56-132	Lot Sq Ft (approx) Lot Acres (approx)	8712 ((Other)) 0.200
Selling Price	\$170,000	SP % LP	94.97

Listing Office Long Realty Company

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

Directions From Oracle Rd East on Saddlebrooke Blvd. Right on Ridgeview Dr. Right on Acacia Hills Right on Desert Star Dr.

Marketing Remarks Newly painted inside 2br Toltec. Outside was painted last year and roof recoated. An Arizona room and a studio/den were added. Newer appliances enhance the kitchen and home is tiled in all the right places. An east facing patio (enclosed) was added with doors from the dining room and Arizona room opening to the patio and displaying great views of the Catalina mts. Priced to sell. Great for a rental or investment.

Status: Sold 05/26/09	Listing # 20904691 County: Pinal	63836 E Poco Ln Tucson, AZ 85739-1302	Listing Price: \$189,000
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TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1449 Assessor \$123.53
Year Built Tax Code	1994 305-63-004	Lot Sq Ft (approx) Lot Acres (approx)	7700 ((Assessor)) 0.177
Selling Price	\$179,000	SP % LP	94.71

Listing Office Realty Executives Southern Arizona

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

Directions SaddleBrooke Blvd. Right on Mountain Sage (just past fire station), left on Poco Lane.

Marketing Remarks Best value in this active adult community. Charming home includes the furniture and electric golf cart. Popular Sonora plan features a great room with vaulted ceilings & fireplace. Ceiling fans and covered patio. Large lot is fully enclosed with high wall fence for privacy. Mountain views from the front. Located one block to mini market/gas station and a few more blocks to the Club House, pro shop, restaurants, tennis, fitness, pool & spa.

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Status: Sold 03/23/09	Listing # 20801085	63770 E Poco Ln Tucson, AZ 85739	Listing Price: \$185,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1270 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$145.67
Year Built	1994	Lot Sq Ft (approx)	8131 ((Assessor))
Tax Code	305-63-0010	Lot Acres (approx)	0.187
Selling Price	\$185,000	SP % LP	100.00

Listing Office Long Realty Company

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

Directions Oracle Rd. to Saddlebrooke Blvd. Turn right to Mountain Sage. Home on corner of Mountain Sage and Poco Lane.

Marketing Remarks Move in & start enjoying the SaddleBrooke resort lifestyle at an unbelievable price! Previously used as a Preferred Guest Home, this Loma model is move in ready for a new owner or to be used as a rental property. Spacious covered patio and extra large yard with mountain view and room for a pool. All appliances are included. Hurry at this price it won't last long!

Status: Sold 04/20/09	Listing # 20835468	63714 E High Point Ln Tucson, AZ 85739	Listing Price: \$190,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1278 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$148.67
Year Built	1993	Lot Acres (approx)	
Tax Code	305-63-0400	Selling Price	\$190,000
Selling Price	\$190,000	SP % LP	100.00

Listing Office Long Realty Company

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

Directions From Oracle Rd and Saddlebrooke Blvd E to Mountain Sage, S High Point Lane, W to address

Marketing Remarks Lowest priced single family home in Saddlebrooke and the best value currently on the market. Seller's misfortune could be your good fortune. Beautifully maintained and ready for new owners. Priced in a range not seen since 2004. Open floor plan with plenty of light and plantation shutters for privacy. Tasteful designer wall colors, garage storage cabinets, large, deep lot. All appliances stay.

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Status: Sold 05/29/09	Listing # 20901915	63822 E Squash Blossom Ln Tucson, AZ 85739-1264	Listing Price: \$229,900
County: Pinal			



TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1459 Assessor \$141.82
Year Built Tax Code	1995 305-65-056	Lot Sq Ft (approx) Lot Acres (approx)	7840 ((Assessor)) 0.180
Selling Price	\$206,910	SP % LP	90.00

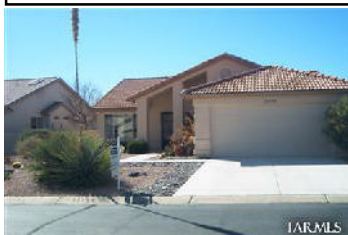
Listing Office Bob Phelps Realty

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

Directions Saddlebrooke Blvd., Left on Mountain Sage, Right on Cat Claw, Left on Canyon Side, Left on Squash Blossom.

Marketing Remarks Saddlebrooke, Tucson, Arizona. BONUS..SELLER TO PAY ENTIRE 2009 HOA FEES! A VALUE OF \$1699!! Newer model with vaulted ceilings, great room, large backyard with raised walls. Front entry offers a large brick patio area. Very private area of the community and within walking distance of the commercial center.Sonora Model.

Status: Sold 07/15/09	Listing # 20815139	38250 S Elbow Bend Dr Tucson, AZ 85739	Listing Price: \$219,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1600 Assessor \$131.25
Year Built Tax Code	1993 305-30-2790	Lot Sq Ft (approx) Lot Acres (approx)	6926 ((Assessor)) 0.159
Selling Price	\$210,000	SP % LP	95.89

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd to Ridgeview Rt, Rolling Hills Rt, Elbow Bend Rt to address.

Marketing Remarks Cute, clean and neat this 2 bedroom (+) diego is move-in ready! New A/C & Ext. paint. Large hobby/utility room provides the perfect location for your computer room/office. Private back yard with raised block walls.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 07/31/09		Listing # 20900240	64428 E Rolling Rock Ct Tucson, AZ 85739-1013	Listing Price: \$239,900	
		County: Pinal			
 <p>TRS 10 14 26</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2065 Floor Plan	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$104.12	
	Year Built	1990	Lot Sq Ft (approx)	1 ((Assessor))	
	Tax Code	305-56-048	Lot Acres (approx)	0.000	
		Selling Price	\$215,000	SP % LP	89.62

Listing Office Long Realty Company

School District Other


ELEMOther

MDJR Other

HIGH Other

Directions Saddlebrooke Blvd to Ridgeview, R to Idlewind (first left); right on Samaniego to Rolling Rock Ct. Keysafe right of garage.

Marketing Remarks Super Saddlebrooke bargain - 2150+ sq ft on generous lot-- highly motivated seller! Spacious meticulously maintained 3bdrm/2ba plus 420 sq ft Arizona Room. Inviting arched windows in large guest bedrooms, generous master suite and bath with separate garden tub, cheerful, spacious kitchen/breakfast room, large open living room/dining room. BETTER BUY THAN ANY FORECLOSURE OR SHORT SALE. You can afford to do some cosmetic updating! Alameda Plan.

Status: Sold 07/28/09		Listing # 20909691	37850 S Blackfoot Dr Tucson, AZ 85739-1027	Listing Price: \$219,000	
		County: Pinal			
 <p>TRS 10 14 26</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	1600 Assessor	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$136.88	
	Year Built	1993	Lot Acres (approx)		
	Tax Code	305-56-007	Selling Price	\$219,000	SP % LP

Listing Office Long Realty Company

School District Other

ELEMOther

MDJR Other

HIGH Other

Directions N-Oracle, R-Saddlebrooke Blvd, R-on Ridgeview, L-Idlewind, L-Blackfoot to 37850 on left.

Marketing Remarks What a great value! This 1600 square foot Diego model has it all! Brand new neutral ceramic tile in all high traffic areas, plus kitchen and baths, freshly painted interior and cabinets, new HVAC system and water heater, new drip system in front and back yards, pre-inspected and repairs made, clean as a whistle & move in ready. Motivated seller!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 03/17/09	Listing # 20835469	38433 S Canyon Shadows Dr Tucson, AZ 85739	Listing Price: \$238,950	
County: Pinal				
 TRS 10 14 27	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1384 Assessor
	Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$158.92
	Year Built	1991	Lot Sq Ft (approx)	7500 ((Assessor))
	Tax Code	305-58-071	Lot Acres (approx)	0.172
	Selling Price	\$219,950	SP % LP	92.05

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle to Saddlebrooke Blvd. right on Ridgeview, R on Apache View, R on Canyon Shadows Ln. to Canyon Shadows Dr.

Marketing Remarks Light & bright condo alternative w/Catalina mountain views from living rm., master & backyard. 1bd/2ba Cortez model w/den (add closet to make 2nd bd). Warm, sunny kitchen w/breakfast nook has designer tile floor & light maple cabinets. Spacious living & dining rms. with sliding glass doors to covered patio. Master w/bath has double vanities & walk in closet w/sliders to patio. Huge lot, large enough to add a nice size Casita in backyard.

Status: Sold 10/16/09	Listing # 20819628	38220 S Rolling Hills Dr Tucson, AZ 85739	Listing Price: \$239,000	
County: Pinal				
 TRS 10 14 26	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1765 Owner
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$124.65
	Year Built	1991	Lot Sq Ft (approx)	7405 ((Assessor))
	Tax Code	305-60-022	Lot Acres (approx)	0.170
	Selling Price	\$220,000	SP % LP	92.05

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions SaddleBrooke Blvd. to Ridgeview, Turn Right to Rolling Hills Dr., Left to address.

Marketing Remarks Golf course property high above 12th fairway & out of range of stray golf balls.2BR 2BA open floor plan Palacia model(forerunner of the ever-popular Topaz floorplan),kitchen & family room combo,formal dining & livingroom.Lots of tile, upgraded carpet,plantation shutters,skylights & storage.Private covered patio.Yard looks out onto golf course & is loaded w/citrus trees & mature vegetation.Garage has extra window by hobby area/workbench & storage.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 08/06/09		Listing # 20916765	65775 E Desert Moon Dr Tucson, AZ 85739-1685	Listing Price: \$238,400
		County: Pinal		
 <p><i>No Photo Available</i></p>	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1472 Assessor
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$152.85
	Year Built	2000	Lot Sq Ft (approx)	8134 ((Assessor))
	Tax Code	305-76-121	Lot Acres (approx)	0.187
Selling Price	\$225,000	SP % LP	94.38	
TRS	10 14 23			

Listing Office Long Realty Company
School District Other **ELEM**Other **MDJR** Other **HIGH** Other

Directions Oracle to Saddlebrooke Blvd turn right to Ridgeview-left to Rock Crest- left Rocky Path- right to golf course left to Desert Moon Dr. left to address.

Marketing Remarks This lovely Chaparral has fully covered south facing patio with great mountain views. Two bedrooms, two baths plus den. 4ft garage extension. Reverse osmosis system. Upgraded flooring, soft water loop. Lots more upgrades! (see list in home). Home is very well maintained and ready to move in. Priced to sell!

Status: Sold 06/04/09		Listing # 20841385	64299 E Whispering Tree Ln Tucson, AZ 85739-1039	Listing Price: \$239,900
		County: Pinal		
	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	3	Sq Ft (approx)	2275 Assessor
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$99.12
	Year Built	1989	Lot Sq Ft (approx)	7797 ((Assessor))
	Tax Code	305-57-043	Lot Acres (approx)	0.179
Selling Price	\$225,500	SP % LP	94.00	
TRS	10 14 26			

Listing Office Realty Executives Southern Arizona
School District Other **ELEM**Other **MDJR** Other **HIGH** Other

Directions Oracle/Saddelbrook Blvd., R to Ridgeview Blvd, L on Ridgeview, L on Whispering Tree Lane. Corner House.

Marketing Remarks Lender Owned,As-Is Sale.Desire to live in Saddelbrooke at an affordable price?Your home is on the market,look no further.3BD/2BA,w/golf cart garage side door,enclosed front entry, mirrored wet bar,handicap baths,so many extras you must see!!!Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Please contact listing agent for more information.

Presented By: Vanessa Fletcher

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Client Summary Report

Listings as of 11/15/09 at 10:10pm

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Status: Sold 03/11/09	Listing # 20837522	65757 E Rocky Trail Dr S Tucson, AZ 85739-1611	Listing Price: \$250,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1484 Assessor \$155.66
Year Built Tax Code	1998 305-72-102	Lot Sq Ft (approx) Lot Acres (approx)	7841 ((Assessor)) 0.180
Selling Price	\$231,000	SP % LP	92.40

Listing Office Realpros
School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions East on Saddlebrooke Blvd, left on Ridgeview Blvd, left on Rock Crest, right on Rocky Trail Drive to address
Marketing Remarks Remodeled Sonora floor plan with great room. One bedroom and den/optional bedroom, durable berber carpet, sola-tube, security front door, custom window coverings, new granite countertops and fixtures. Ceramic tile with 3 artistic medallions. Large flagstone patio with covered patio area and ramada. Premium lot with mountain views from the backyard. Newer hot tub stays. Agent related to seller.

Status: Sold 08/28/09	Listing # 20911408	38072 S Skyline Dr Tucson, AZ 85739-1274	Listing Price: \$269,000
County: Pinal			



TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1432 Floor Plan \$168.99
Year Built Tax Code	1999 305-84-027	Lot Sq Ft (approx) Lot Acres (approx)	9583 ((Assessor)) 0.220
Selling Price	\$242,000	SP % LP	89.96

Listing Office Saddlebrooke Realty LLC
School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Rd north to SaddleBrooke Blvd. East to Mountain View Blvd south to Mesa Crest Dr. East to Skyline Dr. South to address
Marketing Remarks This beautiful Chaparal has Front mountain views, two bedrooms and a den. Ext.& interior freshly painted in 2008 with warm desert tones. New plush carpeting and ceramic tile in the right places. Natural stain oak cabinets in the kitchen and media center in the great room. Screened full length patio, water feature, plus two patios in the large landscaped back yard. All appliances included as well.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 06/19/09	Listing # 20910236	37592 S Stoney Cliff Ct Tucson, AZ 85739	Listing Price: \$254,900
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1884 Assessor \$131.05
Year Built Tax Code	1998 305-74-06005	Lot Sq Ft (approx) Lot Acres (approx)	9586 ((Assessor)) 0.220
Selling Price	\$246,900	SP % LP	96.86

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd to Ridgeview, left to Stoney Cliff, right on Stoney Cliff, up the hill & through the stop sign to cul-de-sac.

Marketing Remarks Don't miss this easy to care for Fiesta. Perfect for retirement or as a snowbird home. Situated on a quiet cul-de-sac and backing up to a greenbelt for a complete privacy. All furniture is included in price. Lovely landscaped yard with water feature & covered flagstone rear patio.

Status: Sold 10/14/09	Listing # 20922978	36682 S Rock Crest Dr Tucson, AZ 85739-1606	Listing Price: \$259,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1447 Assessor \$172.77
Year Built Tax Code	1998 305-72-047	Lot Sq Ft (approx) Lot Acres (approx)	8276 ((Assessor)) 0.190
Selling Price	\$250,000	SP % LP	96.53

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle/Tangerine, N on Oracle Rd, E Saddlebrooke Blvd, N on Ridgeview, N Rock Crest to address.

Marketing Remarks Welcome home to this wonderful Sonora model! Picture perfect, located privately on the golf course. Front patio with beautiful mtn views. Dreamy large yard with extensive landscaping, water feature, fully extended ramada over back of home, mature landscaping on drip system. Features incl. upgraded tile in all the right places, murphy bed in guest room w/window seat, great room floor plan. This well appointed home is a must see. Priced to sell!

Presented By: Vanessa Fletcher

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Client Summary Report

Listings as of 11/15/09 at 10:10pm

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Status: Sold 03/24/09	Listing # 20832703	64288 E Golden Spur Ct Tucson, AZ 85739	Listing Price: \$259,900	
County: Pinal				
 <p>TR5 10 14 26</p>	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1392 Assessor
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$183.19
	Year Built	1990	Lot Sq Ft (approx)	12500 ((Assessor))
	Tax Code	305-56-11705	Lot Acres (approx)	0.287
	Selling Price	\$255,000	SP % LP	98.11

Listing Office Long Realty Company

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

Directions N-Oracle, R-Saddlebrooke Blvd., R-Ridgeview W, R-Acacia Hills, R-Desert Star, R-Golden Spur Ct to house on left corner of cul-de-sac.

Marketing Remarks What a gem! This expanded Cortez sits on a lg, private cul-de-sac corner lot w/views. Light, bright great room has high ceilings, kiva gas fp & 270 sqft extension of Az rm/den. Decorative dbl sec screen doors lead to view from lg covered brick patio w/waterfall. Ceramic tile floors & counters. Eat in kitchen w/bay area. New dishwasher, fridge, stainless oven/micro. New HVAC & water htr. Putting green & hot tub. Move right in & enjoy life in Saddlebrooke!

Status: Sold 03/24/09	Listing # 20906159	38307 S Golf Course Dr Tucson, AZ 85739-3044	Listing Price: \$255,000	
County: Pinal				
 <p>TR5 10 14 35</p>	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	1	Sq Ft (approx)	1522 Assessor
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$167.54
	Year Built	1993	Lot Sq Ft (approx)	7405 ((Assessor))
	Tax Code	305-61-101	Lot Acres (approx)	0.170
	Selling Price	\$255,000	SP % LP	100.00

Listing Office Long Realty Company

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

Directions N/Oracle Rd, R/Saddlebrooke Blvd., R/Ridgeview Blvd., R/Rolling Hills Dr., R/Golf Course Dr. to home on left.

Marketing Remarks VIEWS! VIEWS! VIEWS! from this immaculate one-owner Sorona model with east facing patio & beautiful front & rear landscaping. Inside this home sports neutral colored carpeting (2yrs old) & ceramic tile, spacious great room with large picture windows to enjoy the views, plantation shutters, SS sink, ceiling fans & much more! Garage has been extended 4 feet & the home is protected by downspouts & gutters. A great value for a home with these views!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 09/22/09	Listing # 20922646	38844 S Moonwood Dr Tucson, AZ 85739-2199	Listing Price: \$256,900
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1884 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$136.68
Year Built	2004	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-88-0990	Lot Acres (approx)	0.200
Selling Price	\$257,500	SP % LP	100.23

Listing Office Keller Williams Tucson

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Road -N to Saddlebrooke Blvd - E, Mountain View Blvd - S, Flower Ridge - W, Moonwood Drive - S to address

Marketing Remarks Sought-after Laredo Model is in excellent condition and mountain views! Active Adult Living at its Best! Impressive covered entry with stacked stone accents. Arches in foyer offer view of the Great Room with built-in entertainment center, indirect lighting. Large kitchen w/ dining area. Spacious MBR suite, guest room + den. Screened AZ Room & patio. FREE APPRAISAL & CREDIT REPORT when financed with Bank of America Home Loans.

Status: Sold 08/12/09	Listing # 20824115	37839 S Desert Bluff Dr Tucson, AZ 85739	Listing Price: \$299,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1912 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$142.52
Year Built	2001	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-81-025	Lot Acres (approx)	0.190
Selling Price	\$272,500	SP % LP	91.14

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd east to Desert Bluff, turn right, home on left.

Marketing Remarks Incredible chance to own this great house at an unbeatable price. Don't let this deal pass you by - move in ready and priced to sell now. Expanded Laredo model, private backyard with spa backs to natural desert. Great room has wall of windows overlooking patio & lush backyard with fruit trees. Screened entry, tile everywhere, island kitchen, nook, 42 inch maple cabinets, gas range. 4 ft. garage ext. Come see it before it's gone!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 02/11/09	Listing # 20826830	35872 S Golf Course Dr Tucson, AZ 85739-1682	Listing Price: \$310,000
County: Pinal			



TRS 10 14 23

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	2056 Floor Plan \$136.19
Year Built Tax Code	1998 305-76-148	Lot Sq Ft (approx) Lot Acres (approx)	8276 ((Assessor)) 0.190
Selling Price	\$280,000	SP % LP	90.32

Listing Office Long Realty Company

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

Directions Oracle-Right on Saddlebrooke Blvd. - Right on Desert Trail - Left on Golf Course Dr. to address.

Marketing Remarks FIESTA MODEL LOCATED IN QUIET AREA OF SADDLEBROOKE..PRIVATE SIDE MTN VIEW BACKYARD..LARGE BRICK PATIO IN FRONT LOOKS OUT TO STUNNING MOUNTAIN VIEWS. CERAMIC TILE, PLANTATION SHUTTERS, GRANITE COUNTER TOPS WITH CABINETS OVER BREAKFAST BAR REMOVED TO OPEN KITCHEN. ARCHED CUT-OUT BETWEEN FAMILY AND LIVING ROOM CREATES SPACIOUS, OPEN FLOORPLAN WITH ENTERTAINMENT CENTER BELOW IN FAMILY ROOM. GOLF CART EXTENSION IN GARAGE.

Status: Sold 07/08/09	Listing # 20909594	65727 E Rocky Terrace Dr Tucson, AZ 85739	Listing Price: \$299,900
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1600 Assessor \$176.88
Year Built Tax Code	1998 305-72-132	Lot Sq Ft (approx) Lot Acres (approx)	7841 ((Assessor)) 0.180
Selling Price	\$283,000	SP % LP	94.36

Listing Office Long Realty Company

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

Directions From Oracle Rd & Tangerine N to Saddlebrooke Blvd. East to Ridgeview Blvd., N (left) to Rock Crest, N two blocks to Rocky Terrace Dr. to address.

Marketing Remarks Beautifully remodeled Diego w/open floor plan. Gorgeous custom cab & slate tile tops. Beautiful fireplace, display niches in dining and family room. Special recessed lighting to highlight your art work. Flr tile everywhere except BR's. Neutral colors through-out. Two french doors open to the full width covered patio. Major landscaping in backyard along w/special adobe block walls w/back lit iron grills. Seller is licensed realtor in AZ.

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 11/06/09	Listing # 20923172 County: Pinal	38826 S Rock Wood Dr Tucson, AZ 85739	Listing Price: \$299,000
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TRS 10 14 34

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1844 Assessor \$154.56
Year Built Tax Code	1999 305-83-00306	Lot Sq Ft (approx) Lot Acres (approx)	8712 ((Assessor)) 0.200
Selling Price	\$285,000	SP % LP	95.32

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., R/Mountainview Blvd., L/Rock Wood Dr. to address.

Marketing Remarks Lovely Laredo great room split bedroom floor plan walking distance to the club. Diagonal tile in traffic areas. Carpet in bedrooms and den. The interior was repainted with neutral colors in 2007. Nice mountain views from breakfast nook & backyard. Extended brick patio with a seat wall. Rollout shelving in kitchen. Covered patio with roll-down sun shades. Plenty of room for a pool or a spool. Lowest priced Laredo in Saddlebrooke.

Status: Sold 08/11/09	Listing # 20914545 County: Pinal	38132 S Desert Star Dr Tucson, AZ 85739-1004	Listing Price: \$289,900
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TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1864 Owner \$155.42
Year Built Tax Code	2002 305-56-143	Lot Sq Ft (approx) Lot Acres (approx)	9000 ((Assessor)) 0.207
Selling Price	\$289,700	SP % LP	99.93

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions SaddleBrooke E, to Ridgeview S, Ridgeview to Idlewind W, to Desert Star S, Desert Star to address.

Marketing Remarks This stunning 3 bdrm/2Ba Laredo model is one of a kind. Designer decorated & located in established unit with mature landscape & terrific mtn. views from front patio. The amenities & upgrades are endless. New granite counters with island in kitchen. Split bedrooms with large master w/walk-in closet mirrored doors & double vanity sinks. This home has had only light use. It was never a full-time residence & therefore, it shows like new. A must see.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 01/16/09	Listing # 20828873	38453 S Apache View Dr Tucson, AZ 85739-1057	Listing Price: \$314,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2065 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$140.44
Year Built	1991	Lot Sq Ft (approx)	8600 ((Assessor))
Tax Code	305-58-088	Lot Acres (approx)	0.197
Selling Price	\$290,000	SP % LP	92.36

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd., Right on Ridgeview Right on Apache View Dr. to home.

Marketing Remarks Private east facing ext'd patio w/mtn view, sparkling waterfall & lush landscaping.This 3 bdrm Alameda is bright & charming w/many updates.New in 07..furnace.New in 05..Patio roof,A/C,dishwasher & water heater.New in 2002..garage floor,drive way & walk coated, oven,micro & stove top,w.d.,refrigerator.Nicely upgraded incl.extensive ceramic tile,plantation shutters,fp in liv.rm.solid hickory cabinets & much more.Wallpaper in ktch removed-new paint.

Status: Sold 08/17/09	Listing # 20900083	65330 E Rolling Hills Dr Tucson, AZ 85739-3031	Listing Price: \$299,500
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2162 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$134.14
Year Built	1992	Lot Sq Ft (approx)	7405 ((Owner))
Tax Code	305-60-175	Lot Acres (approx)	0.170
Selling Price	\$290,000	SP % LP	96.83

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd, Rt- Ridgeview, Rt- Rolling Hills to House on Left.

Marketing Remarks 2 bedrooms + den popular Paloma great rm. plan w/ lovely golf course & mt. views on a Northern exposure lot.This 2162 SQ. FT. home offers beautiful hardwood floors,neutral diagonal tile & nice carpeting.There is a garden window in the kitchen,wetbar,jac. tub in MB,entry security door.3 sliders lead to an ext. patio + lovely landscaped yd.There is a GC garage,side entry door & attic storage. This well cared for home is ready & waiting for you.

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Client Summary Report

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Status: Sold 04/28/09	Listing # 20816368	38187 S Silverwood Dr Tucson, AZ 85739	Listing Price: \$329,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2196 Owner
Baths(FTHQ)	3 (1 1 1 0)	Price / Sq Ft	\$136.61
Year Built	1993	Lot Sq Ft (approx)	9000 ((Assessor))
Tax Code	305-56-1564	Lot Acres (approx)	0.207
Selling Price	\$300,000	SP % LP	91.19

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions North on Oracle, Right on Saddlebrook Blvd, Right on Ridgeview, Right on Idlewind, Left on Silverwood to address.

Marketing Remarks One of the rare Madera's on the market. This is a great home. 2 bedrooms plus den. East facing saltillo tiled back patio with mountain views. Den has built-in cabinets, shelves and desk for the perfect office area. 18 inch ceramic tile. Extended garage for golf-cart. Wonderful built-ins in the bedroom closet in master bedroom, plus an additional closet. Cabinets in the hallway for additional storage. This is a must-see!

Status: Sold 02/05/09	Listing # 20825300	62302 E Iron Crest Dr Tucson, AZ 85739	Listing Price: \$314,000
County: Pinal			



TRS 10 14 28

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1905 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$158.01
Year Built	2003	Lot Sq Ft (approx)	10689 ((Assessor))
Tax Code	305-87-059	Lot Acres (approx)	0.245
Selling Price	\$301,000	SP % LP	95.86

Listing Office Help-U-Sell Realty Advantage

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Road & Saddlebrooke Blvd - East on Saddlebrooke Blvd, South on Mountain View Blvd, West on Iron Crest Dr to Address.

Marketing Remarks Sellers will accept or counter offers between \$314,000 & \$334,000. Expanded Laredo loaded w/upgrades! Lrg brick front patio w/spectacular Catalina Mt views. 2 BR+Den home has lrg Great Rm w/surround sound, 3 Bay windows, Low-E windows, extnd 2 car garage w/room for golf cart/storage. Kitchen offers 42 inch extnd height maple cabinets, center island & breakfast area w/great Mt views. Screened back porch & 2 brick paved ramadas on an oversized lot!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 11/05/09	Listing # 20928129	62710 E Flower Ridge Dr Tucson, AZ 85739-1097	Listing Price: \$324,900
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1888 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$161.02
Year Built	2001	Lot Sq Ft (approx)	10454 ((Assessor))
Tax Code	305-88-010	Lot Acres (approx)	0.240
Selling Price	\$304,000	SP % LP	93.57

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle to SaddleBrooke Blvd. Rt on Mountain View, Right on Clubhouse, Right on Flower Ridge to address.

Marketing Remarks Gorgeous Laredo model with French doors to quiet patio and lovely views! Great room concept with built in media centre, large kitchen, breakfast bar and lots of cabinets. Split bedroom plan with large master suite. Den/office. Ceramic tile upgrades carpet. Huge backyard with beautiful Kiva & sitting area & outdoor kitchen w/built in grill & bar. Walk to clubhouse, pool and restaurant. Immaculate home & a pleasure to show!

Status: Sold 04/29/09	Listing # 20828340	38078 S Desert Highland Dr Tucson, AZ 85739	Listing Price: \$305,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1844 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$165.40
Year Built	1998	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-79-04207	Lot Acres (approx)	0.200
Selling Price	\$305,000	SP % LP	100.00

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., R/Desert Bluff Dr., R/Desert Highland Dr. to address.

Marketing Remarks Well-maintained Laredo situated on a great golf course lot on the Mountainview G.C. A common area in front of the home affords beautiful desert & mountain views. Mature landscaping with citrus trees and water feature in backyard.Full-covered patio with sun shades. Interior features granite countertops,upgraded cabinets with rollouts,bay window in master bedroom,ceramic tile in traffic areas. Move-in ready.Extended garage with cabinets & sink.

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Client Summary Report

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Status: Sold 05/29/09	Listing # 20908973	63894 E Squash Blossom Ln Tucson, AZ 85739-1264	Listing Price: \$319,000
County: Pinal			



TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	2120 Assessor \$146.23
Year Built Tax Code	1993 305-65-053	Lot Sq Ft (approx) Lot Acres (approx)	7841 ((Owner)) 0.180
Selling Price	\$310,000	SP % LP	97.18

Listing Office Fidelity Realty Corporation of Arizona

School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Oracle to Saddlebrooke Blvd-E to Mtn Sage turn Left stop sight, Turn Right on Cat Claw, follow around to Squash Blossom

Marketing Remarks Exceptionally updated Topaz. 18 Diagonal tile throughout entire home. Tile counters, updated bathrooms, all black kitchen app. stay. NEW 14 seer split heating/AC, system. 10 ceiling fans, 4 solar tubes, Exp golf cart garage, Grt Rm W/ gas F/P and much, much more.

Status: Sold 09/10/09	Listing # 20920560	37492 S Desert Star Ct Tucson, AZ 85739-1418	Listing Price: \$319,900
County: Pinal			



TRS 10 14 23

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	2430 Assessor \$130.82
Year Built Tax Code	1997 305-75-008	Lot Sq Ft (approx) Lot Acres (approx)	9148 ((Assessor)) 0.210
Selling Price	\$317,900	SP % LP	99.37

Listing Office Long Realty Company

School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions N on Oracle Rd to R on Saddlebrooke Blvd. R on Ridgeview. L on Spoon. First R on Desert Star Court to 2nd of the two homes on left.

Marketing Remarks Light, bright, neutral palette, Estancia in Saddlebrooke. 2bd/2ba + den/office. 2430sf on quiet cul-de-sac w/natural area on one side of home; privacy! Recently painted: interior & exterior. Contiguous tile entire home except carpet in 2 bedrooms. Upgraded lighting & fans. Matching honeycomb shades on all windows & sliders. Floor-to-ceiling, built-in cabinetry in dining room. This home is absolutely move-in ready at a SUPER price. Don't miss it!

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Client Summary Report

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Status: Sold 10/21/09	Listing # 20825249	63247 E Brooke Park Dr Tucson, AZ 85739	Listing Price: \$340,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2363 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$135.00
Year Built	2002	Lot Sq Ft (approx)	7841 ((Other))
Tax Code	305-89-0330	Lot Acres (approx)	0.180
Selling Price	\$319,000	SP % LP	93.82

Listing Office Coldwell Banker Residential Brokerage

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Rd to Saddlebrooke Blvd right on Desert Buff. Right on Desert Terrace. Right which becomes Brooke Park; to address.

Marketing Remarks Ready to move in now!Montana unusual floorplan 3BR/2 Full BA & Den. GrtRm pro decorated W/over \$95,000 in upgrades. Blt-in-media center. Lg neutral tile thru out. Sunscreens,rainbow coated gar & entry,ext patio w/rear mtn view. Ext gar w/golf cart entry & blt-in-cabinets.H2O system developed by NASA;rain gutters & tile drainage. Backyard;Lemon tree,lovely plantings & raised flower bed. Small caring, friendly unit (neighborhood) in quiet area.

Status: Sold 07/10/09	Listing # 20821309	38885 S Stonewood Dr Tucson, AZ 85739	Listing Price: \$335,950
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2371 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$137.49
Year Built	1999	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-83-023	Lot Acres (approx)	0.190
Selling Price	\$326,000	SP % LP	97.04

Listing Office Realestate.com

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions North on Oracle to Saddlebrooke Blvd. Right on Mountain View Blvd, Left on Stonewood.

Marketing Remarks One of the best view lots in Saddlebrooke and one of the best values. Mtn views surround this Dakota. Interior boasts many upgrades, granite counters, honey oak cabinets,custom one of a kind guest bath,3 br. w den,split flrpln, lg master ste w/garden tub, versatile formal space, formal dining,lg greatroom w/ledgestone fp.& picture windows.Plantation Shutters, Ceiling fans,Large covered east facing patio.

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 04/30/09	Listing # 20908324	62150 E Redwood Dr Tucson, AZ 85739-2251	Listing Price: \$339,000	
County: Pinal				
 TRS 10 14 33	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1902 Assessor
	Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$172.19
	Year Built	2005	Lot Sq Ft (approx)	8712 ((Assessor))
	Tax Code	305-12-119	Lot Acres (approx)	0.200
Selling Price	\$327,500	SP % LP	96.61	

Listing Office Bob Phelps Realty

School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd, Right on Mountain View, Right on Clubhouse, Right on Northwood, Left on Moonwood, Right on Redwood.

Marketing Remarks Saddlebrooke, Tucson, Arizona. Great price for this newer expanded Laredo with nook bumpout and golf cart garage. Full covered patio. 42 inch cherry cabinets, Granite counters, 4 foot extended garage, extensive 18 inch tile flooring, fireplace in the great room, bay window in master bedroom, upgraded carpet & appliances. Over \$20,000 in landscaping. Home is rented June, July & August. Lease to be assumed and rents prorated. Home in HOA #2.

Status: Sold 10/01/09	Listing # 20840955	62200 E Sand Crest Dr Tucson, AZ 85739	Listing Price: \$369,900	
County: Pinal				
 TRS 10 14 28	Property Type	Residential	Property Subtype	Single Family Res.
	Area	Northwest	Subdivision	Saddlebrooke
	Beds	2	Sq Ft (approx)	1912 Assessor
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$173.90
	Year Built	2000	Lot Sq Ft (approx)	7841 ((Assessor))
	Tax Code	305-87-043	Lot Acres (approx)	0.180
Selling Price	\$332,500	SP % LP	89.89	

Listing Office Long Realty Company

School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Saddlebrook Blvd R at Mountainview R on Iron Crest R on Granite Crest L on Sand Crest to house.

Marketing Remarks Fully expanded Laredo-shows like a model! 4' garage ext + 2' house ext. Bay window in master overlooks private yd w/hillside view. Beautiful mountain views from the entrance. Plantation shutters thru-out. Media center w/custom built ins. 6 panel drs, neutral tile/carpet. Mature landscape w/great curb appeal. Close to Mountainview Clubhouse. Show & sell this immaculate home with all Saddlebrooke has to offer!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 07/17/09	Listing # 20824194	37963 S Blackfoot Dr Tucson, AZ 85739	Listing Price: \$339,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1739 Other
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$192.64
Year Built	1987	Lot Acres (approx)	
Tax Code	305-56-069	Selling Price	\$335,000
		SP % LP	98.82

Listing Office Long Realty Company

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

Directions N on Oracle R on Saddlebrooke Rt on Ridgeview, L on Idlewind and left on S Blackfoot. Home is first one on corner of Blackfoot & Idlewind.

Marketing Remarks Exquisitely renovated Shawnee that could grace the pages of House Beautiful! All new cherry wood cabinets, tile counter tops, 20 inch floor tile throughout, plantation shutters, new ceiling fans, nickel hardware, decorator paint inside & out, new tile & glass in master shower & guest bath tub, great room w/granite topped bar, 2 sided wrap around flagstone patio w/backyard rock water feature & mountain views. A decorator's dream home!

Status: Sold 09/03/09	Listing # 20918051	64329 E Round Robin Ln Tucson, AZ 85739-1066	Listing Price: \$350,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2130 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$157.28
Year Built	1989	Lot Sq Ft (approx)	8059 ((Assessor))
Tax Code	305-58-069	Lot Acres (approx)	0.185
		Selling Price	\$335,000
		SP % LP	95.71

Listing Office Long Realty Company

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

Directions N Oracle, E Saddlebrook, right Ridgeview, right Apache View, right Round Robin.

Marketing Remarks Superbly upgraded 2BR&Den Kachina model w/fabulous elevated lot&sweeping mtn views.Customized eat-in kitchen.Custom flow-thru marble hearth fpl betwn living rm & den w/cherry cabinetry.Open great rm concept w/cathedral ceilings & archway to kitchen.Formal dining w/custom iron chandelier. Custom carpets.Newer zoned heat & A/C,new copper plumbing.Multiple ceiling fans. Tinted E/W windows.Verigated alum. rear awning (no maint.)gutters & downspouts.

Presented By: Vanessa Fletcher

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Status: Sold 07/15/09		Listing # 20912208	64393 E Idlewind Ln Tucson, AZ 85739-1026	Listing Price: \$339,900
		County: Pinal		
 <p><i>No Photo Available</i></p> <p>TRS 10 14 26</p>	Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
	Beds Baths(FTHQ)	3 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	2021 Assessor \$166.75
	Year Built Tax Code	1988 305-56-065	Lot Sq Ft (approx) Lot Acres (approx)	9500 ((Assessor)) 0.218
	Selling Price	\$337,000	SP % LP	99.15

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd. E to Ridgeview - turn right on Ridgeview - turn left on Idlewind to 64393.

Status: Sold 04/29/09		Listing # 20837222	63927 E Orangewood Ln Tucson, AZ 85739-2033	Listing Price: \$359,900
		County: Pinal		
 <p>TRS 10 14 27</p>	Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
	Beds Baths(FTHQ)	3 3 (2 1 0 0)	Sq Ft (approx) Price / Sq Ft	2498 Assessor \$135.11
	Year Built Tax Code	1996 305-66-117	Lot Sq Ft (approx) Lot Acres (approx)	7840 ((Assessor)) 0.180
	Selling Price	\$337,500	SP % LP	93.78

Listing Office Bob Phelps Realty

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

Directions Saddlebrooke Blvd, Left on Canyon View (just after the Commercial Center), Left on Orangewood. Home is on the Left Hand Side.

Marketing Remarks Saddlebrooke, Tucson, Arizona. Once priced at over \$430k this expanded Topaz model with Casita and golf cart garage is now priced at \$144 per Sq. Ft.!! Fantastic mountain views from the very private south facing fully covered rear patio. Extended patio with hot tub for our famous clear nights. Corian counters in the bright kitchen that opens to the family room and spacious breakfast nook. Separate entry to huge self contained guest quarters.

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Client Summary Report

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Status: Sold 10/30/09	Listing # 20926373	61808 E Sandlewood Rd Tucson, AZ 85739-2352	Listing Price: \$349,900
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1824 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$186.40
Year Built	2005	Lot Sq Ft (approx)	9556 ((Assessor))
Tax Code	305-12-347	Lot Acres (approx)	0.219
Selling Price	\$340,000	SP % LP	97.17

Listing Office Sunbird Real Estate, LLC

School District Other ELEMOther MDJR Other HIGH Other

Directions Oracle Rd, E SaddleBrooke Blvd, S Mountain View Blvd, S Clubhouse Dr, W Northwood, S Hollywood Way to Sandlewood Rd turn West to address.

Marketing Remarks A Gardener's Dream. Laredo Great Rm, 2BR,Den Plan. Mtn view from dining nook & front patio courtyard. Extensive flagstone patios, walkways, custom gates. Relax in the spa while you enjoy the beautiful landscaping & waterfall. Auto watering system, garden & flowerbeds that could be converted to cactus garden if desired. Immaculate home, custom interior paint, ceramic tile on diagonal, maple cabinets, upgraded appliances, Mstr suite closet system

Status: Sold 05/08/09	Listing # 20903833	62066 E Amberwood Dr Tucson, AZ 85739-1826	Listing Price: \$358,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	1892 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$179.70
Year Built	2003	Lot Sq Ft (approx)	7405 ((Assessor))
Tax Code	305-90-065	Lot Acres (approx)	0.170
Selling Price	\$340,000	SP % LP	94.97

Listing Office Saddlebrooke Realty LLC

School District Other ELEMOther MDJR Other HIGH Other

Directions Oracle Rd north to SaddleBrooke Blvd. Right to Mountain View Blvd. Right to Club House Dr. Right to Amberwood Dr. Right to address.

Marketing Remarks This expanded Laredo has privacy & great mountain views to the east. The great room floor plan has 3 bedrooms or 2 & a den for flexibility. You'll find upgraded maple cabinets with double pullouts in most, tile counter tops, custom lighting, reverse osmosis system & gas range. The extended garage features a soft water loop, and is plumbed for a laundry tub. Tile floors in the right places and upgraded carpet. This home is move in ready!

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Status: Sold 06/30/09	Listing # 20838330	62194 E Redwood Dr Tucson, AZ 85739-2251	Listing Price: \$340,000
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1996 Assessor \$170.34
Year Built Tax Code	2005 305-12-121	Lot Sq Ft (approx) Lot Acres (approx)	8833 ((Assessor)) 0.203
Selling Price	\$340,000	SP % LP	100.00

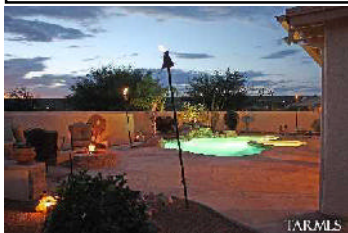
Listing Office Long Realty Company

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

Directions Oracle Road, N to SaddleBrooke Blvd., E to Mountain View, SE to Club House Drive, S to Northwood, W to Moonwood, S to Redwood, W to address on right.

Marketing Remarks Like new expanded Laredo. This home has been a second home and has seldom been used. The extended dining area has a view of the beautiful Catalina Mtns. The great room has a custom niche wall. Well appointed kitchen with engineered stone counters. Extended garage. North facing covered patio great for entertaining. 2X6 construction w/upgraded insulation. Wired for surround sound. Piped for water softener. Old world paver stone entry & courtyard.

Status: Sold 01/07/09	Listing # 20734053	36902 S Rock Crest Dr Tucson, AZ 85739	Listing Price: \$355,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1953 Assessor \$175.37
Year Built Tax Code	1996 305-72-0550	Lot Sq Ft (approx) Lot Acres (approx)	10128 ((Assessor)) 0.233
Selling Price	\$342,500	SP % LP	96.48

Listing Office Long Realty Company

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

Directions Oracle north to SaddleBrooke Blvd, right to Ridgeview, left to Rock Crest left to address.

Marketing Remarks Beautiful flagstone patio surrounds sparkling pool w/cascading water fall & spa. Gas firepit for cozy winter nights. Gas Tiki torches surround yard for quiet evenings or entertaining w/style! This bright & sunny very well maintained Topaz has it all! House is situated on a lot big enough to build a casita. Plus a large side yard w/citrus trees. Has an expanded garage & lots more.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 03/10/09	Listing # 20901908	38482 S Desert Highland Dr Tucson, AZ 85739-1721	Listing Price: \$349,900
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1912 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$179.39
Year Built	2000	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-79-071	Lot Acres (approx)	0.190
Selling Price	\$343,000	SP % LP	98.03

Listing Office Bob Phelps Realty

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

Directions Saddlebrooke Blvd, Right on Desert Bluff, Left on Desert Highland to home.

Marketing Remarks Saddlebrooke, Tucson, Arizona. Wonderful updated, extended Laredo with granite counters, extensive tile flooring in home & front patio area and full covered rear patio with extra flagstone sitting area. Great setting with open bluff area across the street and huge common area behind. Sliding door leads you from the nook to a beautiful front sitting area allowing you views of the mountains. Extended garage with built ins.

Status: Sold 11/12/09	Listing # 20837936	38028 S Arroyo Way Tucson, AZ 85739-3068	Listing Price: \$379,900
County: Pinal			



TRS 10 14 25

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1828 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$188.73
Year Built	2003	Lot Sq Ft (approx)	44431 ((Assessor))
Tax Code	305-92-101	Lot Acres (approx)	1.020
Selling Price	\$345,000	SP % LP	90.81

Listing Office Long Realty Company

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

Directions SaddleBrooke Blvd/Ridgeview, S-Ridgeview, E-Desert Ridge, S-Desert Sun, E-Cleek, S-Octotillo, N-Arroyo Way to address.

Marketing Remarks Picture yourself in the pleasurable comfort of this mountain-view Laredo plan in a resort community in ideal condition. Popular single-story boasting covered patio and plenty of space for expansion. Arched doorways and bay windows, huge eat-in kitchen, expansive great room, dual vanities, walk-in closet. Community swimming pool/spa, tennis, golf, 55+ community. A perfect life style and so much more!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 04/06/09	Listing # 20819369	62874 E Harmony Dr Tucson, AZ 85739	Listing Price: \$358,000
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1952 Assessor \$176.74
Year Built Tax Code	2004 305-90-177	Lot Sq Ft (approx) Lot Acres (approx)	8712 ((Assessor)) 0.200
Selling Price	\$345,000	SP % LP	96.37

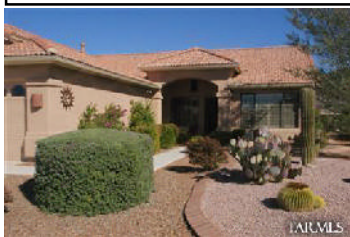
Listing Office Saddlebrooke Realty LLC

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Road to SaddleBrooke Blvd. Right to Mountain View. Right to Clubhouse. Right to Harmony. Left to address.

Marketing Remarks Beautiful, fully decorated expanded Laredo that has been used as a seasonal rental. North facing patio backing to natural desert and golf course in the distance. Tile everywhere except the bedrooms, entertainment center, bay in master. Kitchen has been expanded in the nook and garage expanded in length and width - plenty of room for a golf cart. Lots of extras. Could be a turn key with all furniture available on separate bill of sale.

Status: Sold 03/19/09	Listing # 20836435	36555 S Golf Course Dr Tucson, AZ 85739-1601	Listing Price: \$385,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 3 (2 0 0 1)	Sq Ft (approx) Price / Sq Ft	1923 Appraiser \$182.01
Year Built Tax Code	1996 305-72-025	Lot Sq Ft (approx) Lot Acres (approx)	7810 ((Assessor)) 0.179
Selling Price	\$350,000	SP % LP	90.91

Listing Office Tierra Antigua Realty

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N on Oracle, E on Saddlebrook, left on Ridgeview, left on Rock Crest, right on Rocky Path, left on Golf Course to address.

Marketing Remarks Exceptional? Absolutely. True pride of ownership? Yes. This is a dream home. Expanded Diego model with 2 master suites. Living room has custom designed built-in desk. Enclosed, screened back porch with breathtaking views of the Catalinas. Unique, custom paint throughout, some done by local artist. Combination of Plantation Shutters/Hunter Douglas Silhouette blinds. Ceramic in all the right places. Laundry room is expanded and can accommodate home office.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 09/03/09	Listing # 20912778	37005 S Ridge Crest Ct Tucson, AZ 85739-1640	Listing Price: \$371,000
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	2156 Assessor \$162.34
Year Built Tax Code	1996 305-72-069	Lot Sq Ft (approx) Lot Acres (approx)	11326 ((Assessor)) 0.260
Selling Price	\$350,000	SP % LP	94.34

Listing Office Long Realty Company

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

Directions Oracle to Saddlebrooke Blvd., then L on Ridgeview & L on Ridge Crest Cr. Just past Rocky Crest Dr.

Marketing Remarks Relax sipping a glass of wine while enjoying your Unobstructed 180 Degree East Mountain View from this 2Bd/2Ba + Den Topaz. Gorgeous east facing backyard, high above street & roofs w/expansive rock water feature & pond, covered brick patio w/built-in BBQ & Ramada. You can also see this Mountain View from your Living Rm, Family Rm, Kitchen & Master Suite. Did I mention this home is on a cul-de-sac! This house has coveted 'THE SADDLEBROOKE VIEW'.

Status: Sold 07/20/09	Listing # 20903725	63042 E Flower Ridge Dr Tucson, AZ 85739-1075	Listing Price: \$399,000
County: Pinal			



TRS 10 14 34

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1913 Assessor \$185.05
Year Built Tax Code	2000 305-78-011	Lot Sq Ft (approx) Lot Acres (approx)	10019 ((Assessor)) 0.230
Selling Price	\$354,000	SP % LP	88.72

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd, Rt on Mountain View Blvd, Rt Clubhouse Dr, Lt on Flower Ridge.

Marketing Remarks Very special highly upgraded Montana with so many options that can't be duplicated in today's new homes. Gorgeous features inc: Beveled glass double entry door, see thru gas fp with media center, 8' sliders, surround sound, upg. cabinets, outdoor Kiva FP, jacuzzi/spa. Built in BBQ & Bar, 4' ext. garage, special smooth ext. finish, stucco columns. This home has a lovely office off the kitchen. This Luxurious hm is ready for the most discerning buyer.

Presented By: Vanessa Fletcher

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Client Summary Report

Listings as of 11/15/09 at 10:10pm

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Status: Sold 10/13/09	Listing # 20915373	39690 S Riverwood Dr Tucson, AZ 85739-2412	Listing Price: \$380,000
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1850 Owner \$191.89
Year Built Tax Code	2008 305-12-376	Lot Sq Ft (approx) Lot Acres (approx)	10454 ((Assessor)) 0.240
Selling Price	\$355,000	SP % LP	93.42

Listing Office Saddlebrooke Realty LLC

School District Other ELEMOther MDJR Other HIGH Other

Directions Oracle N to SaddleBrooke Blvd Rt-east to Mountain View Blvd Rt-south to Club House Rt-south to Burgess Rt-west to Riverwood Lft-south to address

Marketing Remarks Beautiful Newport Model Better than New! On a quiet street close to amenities. Upgrades include Bay in Dining Area, 4' extension on 3 car garage, Knotty Maple Cabinetry, Engineered Stone Countertops in Kitchen, Gas and Elec Range Hook-ups, Upgraded Stainless Appliances, 18 Ceramic Tile in Living Areas, High Performance Low E Insulating Glass on all Windows, Ceiling Fans All Rooms and Patio, all appliances and lots more. See full list in home.

Status: Sold 08/28/09	Listing # 20836567	62195 E Northwood Rd Tucson, AZ 85739-2258	Listing Price: \$389,500
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1884 Assessor \$191.08
Year Built Tax Code	2004 305-12-146	Lot Sq Ft (approx) Lot Acres (approx)	8400 ((Assessor)) 0.193
Selling Price	\$360,000	SP % LP	92.43

Listing Office Long Realty Company

School District Other ELEMOther MDJR Other HIGH Other

Directions N/Oracle Rd, R/Saddlebrooke Blvd, R/Mountain View Blvd, R/Club House Dr, R/Northwood Rd to address on left.

Marketing Remarks Impeccably maintained expanded Laredo w/south facing patio & stunning mtn views. Beautiful bay windows added to mstr bdrm & breakfast nook. Neutral colored ceramic tile, upgraded kitchen cabinets & appliances, media center, plantation shutters, decorator paint, extended flagstone patio w/built-in 6 burner BBQ, rotisserie & smoker tray, beehive gas fp, gorgeous \$25K landscaping package & much more! Perfect home for outdoor entertaining. A must see property!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 03/17/09	Listing # 20905406	61692 E Ironwood Ln Tucson, AZ 85739	Listing Price: \$379,900
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1976 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$184.72
Year Built	2006	Lot Sq Ft (approx)	9583 ((Assessor))
Tax Code	305-12-22002	Lot Acres (approx)	0.220
Selling Price	\$365,000	SP % LP	96.08

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle to Saddlebrooke Blvd., right to Mountain View left to Northwood right to Hollywood left to Ironwood Lane right to home.

Marketing Remarks Fabulous Laredo model is the home you've dreamed of for retirement living. Professionally decorated with all the upgrades and luxuries you'd expect including granite on knotty cherry cabinets and stainless steel appliances. Picture perfect landscaping front and back with mountain views. From the upgraded beautiful front door to the rear stuccoed walls this home has it all.

Status: Sold 11/02/09	Listing # 20924488	63352 E Desert Highland Dr Tucson, AZ 85739-2162	Listing Price: \$385,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2892 Assessor
Baths(FTHQ)	3 (3 0 0 0)	Price / Sq Ft	\$127.25
Year Built	1999	Lot Sq Ft (approx)	17860 ((Assessor))
Tax Code	305-81-084	Lot Acres (approx)	0.410
Selling Price	\$368,000	SP % LP	95.58

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions E. on SB Blvd, R. on Mtn View, L. on Desert Bluff, L. on Desert Highland

Marketing Remarks Custom Extended DAKOTA plan w/2892 Sq.Ft!!! Need Mother-in-law/casita-like guest quarters set-up? or separate guest area or studio, home office? THIS IS IT! Extra large den w/lots of outlets. 2nd BR has been expanded into a kitchen/studio area. 3rd BR added to that with its own full bath. 3 car garage w/6 ft. extension. All built by developer - not after market. Also, Custom Media Wall, 12 SEER HVAC, Custom Paint- ALL BIG, OPEN, AND BRIGHT! WOW!

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Client Summary Report

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Status: Sold 05/08/09		Listing # 20839792	39621 S Winding Trail Dr Tucson, AZ 85739	Listing Price: \$395,000	
		County: Pinal			
 <p>TR5 10 14 33</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	1860 Assessor	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$198.92	
	Year Built	2007	Lot Sq Ft (approx)	11761 ((Assessor))	
	Tax Code	305-12-34106	Lot Acres (approx)	0.270	
		Selling Price	\$370,000	SP % LP	93.67

Listing Office Long Realty Company

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

Directions N from Tangerine and Oracle HW to Saddlebrooke Blvd, Rt to Mountain View Blvd., Rt on Clubhouse Dr to Northwood, R to end, left to address.

Marketing Remarks Never lived in 2007 Newport model sits on fully landscaped corner lot w/mountain views from east facing patio. 2br, 2ba, 4 inch extended 2 car garage w/sink. Prewired for surround system, plumbing loop for water softener. From the 1st step into the foyer of this 1860 sqft home you will appreciate this plan with kit open to breakfast area and great room. Maple cab in kit w/eng stone tops including island. Ideal for entertaining.

Status: Sold 04/15/09		Listing # 20903233	38015 S Flower Mesa Dr Tucson, AZ 85739	Listing Price: \$389,000	
		County: Pinal			
 <p>TR5 10 14 27</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2430 Assessor	
	Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$152.26	
	Year Built	2003	Lot Sq Ft (approx)	9148 ((Assessor))	
	Tax Code	305-91-01802	Lot Acres (approx)	0.210	
		Selling Price	\$370,000	SP % LP	95.12

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd., R/Mountain View Blvd., L/Terrace Wind Dr., L/Flower Mesa Dr. to address on right.

Marketing Remarks Nicely done Montana model 3-bedroom + den 2-bath with east facing mountain views! Fully covered & screened patio/Arizona room, stuccoed columns & ceiling fan. Diagonally set floor tile throughout, except carpeted master & guest bedroom. Beautiful built-in office furniture in den & 3rd bedroom. All appliances included + recirculating hot water. Garage storage cabinets on both sides. Seller says You cannot find a better community or neighbor's!

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Client Summary Report

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Status: Sold 09/23/09	Listing # 20808475	63693 E Whispering Tree Ln Tucson, AZ 85739-1238	Listing Price: \$430,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3213 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$115.16
Year Built	1996	Lot Sq Ft (approx)	7280 ((Assessor))
Tax Code	305-66-00707	Lot Acres (approx)	0.167
Selling Price	\$370,000	SP % LP	86.05

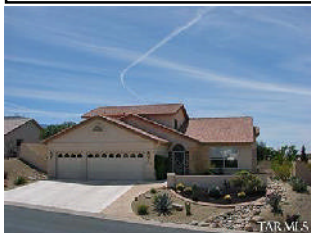
Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle Rd/SaddleBrooke Blvd go east (right) to Canyon View Dr turn left, continue to Whispering Tree Ln turn left to address.

Marketing Remarks View, Price, Size, Value-offers everything imaginable in a retirement community. Spectacular SE mt views from 2 story Galleria, brighten great rm, kitchen, covered patio, Lt honey oak cabinets, wlk-in pantry, blt-in desk, ctr island, wood laminate flooring. Patio-blt-in gas BBQ, lush citrus. Plantation shutters thru-out, gas log fireplace surrounded w/marble & custom mantel, cultured marble sills. Tile walkways, bths, carpeted liv/din & bdrms.

Status: Sold 06/16/09	Listing # 20813008	65741 E Rocky Path Dr Tucson, AZ 85739-1623	Listing Price: \$439,900
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3241 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$117.09
Year Built	1996	Lot Sq Ft (approx)	9104 ((Assessor))
Tax Code	305-72-157	Lot Acres (approx)	0.209
Selling Price	\$379,500	SP % LP	86.27

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions NORTH ON ORACLE TO SADDLEBROOKE L ON RIDGEVIEW L/ROCKCREST R/ROCKY PATH TO ADDRESS ON RIGHT SIDE.

Marketing Remarks SMALL PRICE & A GREAT VALUE FOR THIS TWO STORY GALLERIA!PERFECT HOME FOR ENTERTAINING.ENJOY THE SUNRISE & SUNSETS FROM YOUR SOUTH FACING COVERED PATIO.THE BEAUTIFUL WATER FEATURE COMPLETES THE SETTING.HOME AMENITIES INCL A WROUGHT IRON ENTRY 16 IN CERAMIC TILE.FIREPLACE IN FR,WET BARS,SILHOUETTES&WOOD BLINDS THROUGHOUT.2X6 CONST.RAINBOW COATING DRIVEWAY&GARAGE FLOOR STORAGE CABINETS&WORKBENCH,UTILITY SINK IN GARAGE.ALL OF THIS&MOUNTAIN VIEWS.

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Client Summary Report


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Status: Sold 02/26/09		Listing # 20837813	39560 S Sand Crest Dr Tucson, AZ 85739-2236	Listing Price: \$379,900	
		County: Pinal			
 <p>TAR.MLS</p> <p>TRS 10 14 33</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	4	Sq Ft (approx)	3441 Assessor	
	Baths(FTHQ)	3 (3 0 0 0)	Price / Sq Ft	\$110.80	
	Year Built	2005	Lot Sq Ft (approx)	8712 ((Assessor))	
	Tax Code	305-12-159	Lot Acres (approx)	0.200	
	Selling Price	\$381,251	SP % LP	100.36	

Listing Office Realty Executives Southern Arizona
School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd. to Mountain View Blvd. to Clubhouse Dr. to Northwood to Sand Crest. Left to home.
Marketing Remarks Lender Owned/As-Is sale. Gorgeous Home with 4BD/3BA,3 car garage,granite countertops, fireplace,dual master suites. Amazing views & much more. Hurry, won't last long.

Status: Sold 05/12/09		Listing # 20903005	37793 S Golf Course Dr Tucson, AZ 85739-3055	Listing Price: \$389,900	
		County: Pinal			
 <p>TAR.MLS</p> <p>TRS 10 14 25</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2022 Assessor	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$188.92	
	Year Built	2004	Lot Sq Ft (approx)	10019 ((Assessor))	
	Tax Code	305-92-008	Lot Acres (approx)	0.230	
	Selling Price	\$382,000	SP % LP	97.97	

Listing Office Long Realty Company
School District Other **ELEMO**ther **MDJR** Other **HIGH** Other

Directions Sadelbrooke Blvd. E to Ridgeview Blvd. N to Ridgeview Blvd. to Desert Trail E to Golf Course S to home on left.
Marketing Remarks Lovely Laredo on view lot in Unit 21. This home has been expanded to the max to include an extended 8 ft garage, 2 ft side expansion, front 4 ft expanded bay window, as well as 2 bedroom bay windows. The 5 ft driveway extension means that this house is set back on the lot to maximize views and privacy. Upgraded tile throughout along with upgraded countertops, shutters, & ceiling fans. Fully covered patio and landscaping complete this great home!

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Client Summary Report

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Status: Sold 10/13/09	Listing # 20902637	65585 E Canyon Dr Tucson, AZ 85739-3028	Listing Price: \$410,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2352 Appraiser
Baths(FTHQ)	3 (3 0 0 0)	Price / Sq Ft	\$162.63
Year Built	1991	Lot Acres (approx)	
Tax Code	305-60-158	Selling Price	\$382,500
Selling Price	\$382,500	SP % LP	93.29

Listing Office The Trubee Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions ORACLE N TO SADDLEBROOKE BLVD., E TO RIDGEVIEW, S TO CANYON DR., R TO ADDRESS.

Marketing Remarks BARCELONA MODEL! AMAZING MOUNTAIN VIEWS, OUTDOOR BAR-B-Q GRILL OVERLOOKING THE 15TH FAIRWAY GREAT FOR ENTERTAINING. HUGE WALK IN CLOSET IN MASTER BDRM, SKYLIGHTS AND CEILING FANS THROUGHOUT. SPA TUB IN MASTER BA. DRIP IRRIGATION. GAS FIREPLACE CONNECTING LIVING RM & FAMILY RM. 2 BDRMS IN MAIN HOUSE PLUS 3RD IN SEPERATE GUEST HOUSE.

Status: Sold 05/20/09	Listing # 20821787	36035 S Golf Course Dr Tucson, AZ 85739-1679	Listing Price: \$419,000
County: Pinal			



TRS 10 14 23

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2190 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$175.80
Year Built	1999	Lot Acres (approx)	
Tax Code	305-76-093	Selling Price	\$385,000
Selling Price	\$385,000	SP % LP	91.89

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N on Oracle to Saddlebrooke Blvd., R to Ridgeview, R to Desert Trail Dr., R to Golf Course, L on Golf Course to address.

Marketing Remarks Rare MADERA on prem.East-facing-patio with ext.brick patio and open wash behind. Million \$ views await you at this highly upgraded home, featuring new 18inch tile, composite granite in KT, upgraded cabinets,recirc. HW in MA BA w/jacuzzi & add'l window in MA BR,intercom w/radio, sunscreens, new paint inside, 5 hose bibs, 2x6 const.w/xtra insul.,GA ext.6ft, w/attic ladder and storage cabinets on both sides. A MUST SEE!

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 05/21/09	Listing # 20818314	65420 E Rolling Hills Dr Tucson, AZ 85739-3030	Listing Price: \$399,000
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2743 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$140.36
Year Built	1992	Lot Sq Ft (approx)	7245 ((Assessor))
Tax Code	305-60-167	Lot Acres (approx)	0.166
Selling Price	\$385,000	SP % LP	96.49

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., R/Ridgeview Blvd., R/Rolling Hills to Home.

Marketing Remarks Light-bright Borgata located on desirable Golf Course Lot w/Mt View. Two car plus golf cart garage, corian counters in kitchen and wet bar, ceramic tile, pocket door den w/blt-ins, veggie sink, intercom, whirlpool & skylights, huge walk-in closet, gas log fireplace, 2x6 construction, marble sills and the list goes on...

Status: Sold 10/15/09	Listing # 20913784	38162 S Desert Highland Dr Tucson, AZ 85739-1714	Listing Price: \$399,900
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2162 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$179.23
Year Built	1999	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-79-035	Lot Acres (approx)	0.190
Selling Price	\$387,500	SP % LP	96.90

Listing Office Bob Phelps Realty

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd, Right on Desert Bluff, Right on Desert Highland. Home is on the Right

Marketing Remarks Extremely upgraded Topaz model on a wonderful lot with no homes behind and open desert to the front with great mountain views. Granite counters, upgraded appliances, BANK OF CABINETS REMOVED & ARCHED OPENING INSTALLED TO DINING ROOM, Plantation Shutters, Power Solar Screens, Custom Divider Wall with niche for plasma TV, California built-in closets, pantry in utility room, custom Murphy Bed. Extended patio w/Ramada creating a private desert oasis.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 11/06/09	Listing # 20921759	62064 E Briarwood Dr Tucson, AZ 85739	Listing Price: \$399,000
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	2296 Assessor \$168.77
Year Built Tax Code	2005 305-12-08704	Lot Sq Ft (approx) Lot Acres (approx)	10890 ((Assessor)) 0.250
Selling Price	\$387,500	SP % LP	97.12

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions R/Saddlebrooke Blvd., R/Mountainview Blvd., R/Clubhouse Dr., R/Northwood Dr., L/Moonwood Dr., R/Briarwood Dr. to address.

Marketing Remarks Popular Cimarron home located on a spacious corner lot with great curb appeal. Features include upgraded cabinets, granite countertops, 18inch ceramic tile throughout, custom entertainment center, professionally done landscaping, R-38 ceiling insulation, extended brick patio with unique ramada with sun cloths, golf cart garage, garage storage cabinets, and the list goes on. Owner will remove pet enclosure and pet door if buyer so desires.

Status: Sold 09/08/09	Listing # 20901030	62624 E Burgess St Tucson, AZ 85739	Listing Price: \$399,000
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 1 0 0)	Sq Ft (approx) Price / Sq Ft	2654 Assessor \$146.95
Year Built Tax Code	2006 305-12-40301	Lot Sq Ft (approx) Lot Acres (approx)	10890 ((Assessor)) 0.250
Selling Price	\$390,000	SP % LP	97.74

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., R/Mountainview Blvd., R/Clubhouse Dr., R/Burgess to home.

Marketing Remarks Nearly new Cimarron on a spacious corner lot w/panoramic mountain views casita. Many features including 3rd car garage, custom courtyard gate, rainbow coated surfaces, custom wainscoating and panels, upgraded insulation R-38 ceiling R-19 walls, 2 x 6 const., upgraded maple cabinets w/rollouts, granite CT, professional landscaping, wired for surround sound, 7 ceiling fans, french doors to den, 35 inch vanities, ceramic tile, and the list goes on.

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 05/04/09		Listing # 20821074	62596 E Northwood Rd Tucson, AZ 85739	Listing Price: \$439,000	
		County: Pinal			
 <p>TR5 10 14 33</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2654 Assessor	
	Baths(FTHQ)	3 (1 2 0 0)	Price / Sq Ft	\$150.34	
	Year Built	2005	Lot Sq Ft (approx)	8276 ((Assessor))	
	Tax Code	305-12-028	Lot Acres (approx)	0.190	
		Selling Price	\$399,000	SP % LP	90.89

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions From Saddlebrooke Blvd turn R on Mountain View, R on Clubhouse Dr, R on Northwood to home on right

Marketing Remarks Range pricing \$439K-\$449K Cimarron model with everything-casita, many upgrades. Cobblestone courtyard leads to well appointed home w/coffered ceiling in great rm, 18in diagonal tile except m-bdrm w/upgraded carpet, cherry cabinets w/double roll out shelving & wall of pantry/cabinets along full bkfst area wall, cultured granite m-bath, guest bdrm has outside door leads to casita, true 3rd garage space, added insulation-list goes on! Must see!

Status: Sold 08/27/09		Listing # 20911621	65717 E Desert Rise Dr Tucson, AZ 85739	Listing Price: \$419,000	
		County: Pinal			
 <p>TR5 23 10 14</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	2196 Floor Plan	
	Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$184.43	
	Year Built	1997	Lot Sq Ft (approx)	8174 ((Assessor))	
	Tax Code	305-68-00703	Lot Acres (approx)	0.188	
		Selling Price	\$405,000	SP % LP	96.66

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Oracle to Saddlebrooke right to Ridgeview Left on Ridgeview to Rock Crest Right on Rock Crest, Rock Crest turns into Desert Rise.

Marketing Remarks Beautiful sought after great room Madera on golf course with great mountain views! Vaulted ceilings with clearstory windows above 8ft sliding glass doors. Granite counter top in kitchen and bar area, Wolf gas cook top, upgraded sink & faucet. Like new refinished cabinets. Tile thru-out great room, den, halls & baths. New carpet in bedrooms. Plantation shutters, ceiling fans, decorator colors thru-out, extended garage, back patio large enough for pool.

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 09/29/09	Listing # 20919139	62113 E Briarwood Dr Tucson, AZ 85739	Listing Price: \$412,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3209 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$128.39
Year Built	2005	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-12-0840	Lot Acres (approx)	0.200
Selling Price	\$412,000	SP % LP	100.00

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd to Mountainview Blvd, right on Clubhouse Dr, right on Northwood Dr, left on Moonwood, right on Briarwood to address on left.

Marketing Remarks Nearly new Durango model has mountain view and is nicely upgraded & landscaped. Full length covered, south facing brick patio has mountain views and overlooks lush backyard with Kiva fireplace, built-in benches and three tier fountain. Kitchen has gas cook top and slide out shelves. Upgraded light fixtures, ceiling fans, jetted tub. Custom window treatments with honeycomb shades on all windows. Decorator colors, great tile and upgraded carpet.

Status: Sold 02/12/09	Listing # 20805610	36678 S Stoney Flower Dr Tucson, AZ 85739	Listing Price: \$419,000
County: Pinal			



TRS 10 14 23

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2559 Assessor
Baths(FTHQ)	3 (3 0 0 0)	Price / Sq Ft	\$161.39
Year Built	2003	Lot Sq Ft (approx)	8177 ((Assessor))
Tax Code	305-76-01001	Lot Acres (approx)	0.188
Selling Price	\$413,000	SP % LP	98.57

Listing Office Long Realty Company

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

Directions E-Saddlebrooke Blvd, L-Ridgeview Blvd, through stop sign, L-Stoney Flower to home on left

Marketing Remarks GORGEOUS SUNSET VIEWS! ON THE GOLF COURSE! This 3BR/3BA Montana model includes a casita and is situated quietly above the 19th fairway. Neutral ceramic tile floors in kitchen, baths, halls and traffic areas. Matching tile counters/backsplash. Upgraded, elegant contemporary brushed nickel lighting/fans, built-in entertainment ctr, custom window coverings. ECO-FRIENDLY, SPEEDY, ELECTRIC NEV CLUB CAR INCLUDED WITH ACCEPTED OFFER.

Presented By: Vanessa Fletcher

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Client Summary Report

Listings as of 11/15/09 at 10:10pm


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Status: Sold 08/28/09		Listing # 20918420	38985 S Windwood Dr Tucson, AZ 85739	Listing Price: \$420,000	
		County: Pinal			
 <p>TRS 10 14 33</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	2	Sq Ft (approx)	1936 Assessor	
	Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$216.94	
	Year Built	2001	Lot Sq Ft (approx)	10019 ((Assessor))	
	Tax Code	305-88-0400	Lot Acres (approx)	0.230	
		Selling Price	\$420,000	SP % LP	100.00

Listing Office Coldwell Banker Residential Brokerage
School District Other **ELEMOther** **MDJR Other** **HIGH Other**

Directions N - Oracle to Saddlebrooke Blvd-R on Mountainview Blvd to Club House Dr-R on Club House Dr to Flower Ridge-R on Flower Ridge to Windwood-L on Windwood

Marketing Remarks 2 BR/Den Laredo loaded with upgrades. Bay windows/kitchen, MBR & Den. 4'extension/garage. 2'bump-out on side of house. million \$ unobstructed panoramic view. Complete privacy from breath taking back yard. Low maintenance salt water pebbletec pool & spa. Built in BBQ. Easy Care landscaping. Great curb appeal. Upgrades: plantation shutters, sun screens, tile, carpet in BR's & den, built in Media center & much more. Located near fabulous SB amenit.

Status: Sold 11/09/09		Listing # 20923628	39015 S Sand Crest Dr Tucson, AZ 85739	Listing Price: \$449,500	
		County: Pinal			
 <p>TRS 10 14 33</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	4	Sq Ft (approx)	3464 Assessor	
	Baths(FTHQ)	3 (3 0 0 0)	Price / Sq Ft	\$124.13	
	Year Built	2005	Lot Sq Ft (approx)	8400 ((Assessor))	
	Tax Code	305-90-058	Lot Acres (approx)	0.193	
		Selling Price	\$430,000	SP % LP	95.66

Listing Office Long Realty Company
School District Other **ELEMOther** **MDJR Other** **HIGH Other**

Directions SaddleBrooke Blvd, R on Mtn View, R on Clubhouse, R on Amberwood, Follow around to Sand Crest to address.

Marketing Remarks You can change the interior but you won't want to change the location or the views of this spacious Durango! Abundant veg & rolling hills. No homes across the street or behind home! SPECTACULAR CATALINA MTN VIEWS! Neutral interior, Mstr Ste & Br 4 down, Brs 2 & 3 w/ba up. Butlers pantry next to gourmet kit w/ GE Profile appls & 5 burner gas cktop. 16in tile in all the right places. Hot wtr re-circ & soft H2O loop. Priced to Sell!

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 09/24/09	Listing # 20923405	38419 S Canada Del Oro Dr Tucson, AZ 85739-3047	Listing Price: \$459,900
County: Pinal			



TRS 10 14 26

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2716 Other
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$160.16
Year Built	1991	Lot Acres (approx)	
Tax Code	305-61-048	Selling Price	\$435,000
Selling Price	\$435,000	SP % LP	94.59

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions North on Oracle, Right on Saddlebrooke Blvd. right on Ridgeview, Right on Rolling Hills, Right on Canada Del Oro to 38419.

Marketing Remarks Dramatic mountain views - among the best in Saddlebrooke. Beautiful & well maintained Borgota. Marble tile in living, dining and entrance hall. Extended den, and plantation shutters throughout. Sub zero refrigerator, washer, dryer stay. 2x6 construction including garage, four ft extension in garage for built-in studio room. Work bench, storage cabinets, hot water circulating pump & ceiling fans. Dramatic sunset views from your very private patio!

Status: Sold 09/29/09	Listing # 20909083	63298 E Brooke Park Dr Tucson, AZ 85739-2219	Listing Price: \$499,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2654 Assessor
Baths(FTHQ)	3 (2 1 0 0)	Price / Sq Ft	\$177.09
Year Built	2003	Lot Sq Ft (approx)	9583 ((Assessor))
Tax Code	305-89-067	Lot Acres (approx)	0.220
Selling Price	\$470,000	SP % LP	94.19

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions North on Oracle, E-SaddleBrooke Blvd., S-Desert Bluff, W-Desert Terrace, N-Terrace Park which becomes Brooke Park.

Marketing Remarks Seller will entertain offers between \$499,000 - \$519,000. This Cimarron shows like a model & has everything you would look for in an active adult resort community. Covered flagstone patio with gas firepit, built-in gas BBQ, calming fountain and seating wall looks over 12th green at Mountain View golf course. Your guests will enter the spacious casita w/full baths from the beautiful flagstone courtyard. Garage has 4 ft extension w/built-ins.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 08/31/09	Listing # 20922512 County: Pinal	38996 S Moonwood Dr Tucson, AZ 85739	Listing Price: \$495,000
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TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2560 Assessor \$187.50
Year Built Tax Code	2002 305-88-09405	Lot Sq Ft (approx) Lot Acres (approx)	9148 ((Assessor)) 0.210
Selling Price	\$480,000	SP % LP	96.97

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., R/Mountain Blvd., R/Starwood Dr., L/Flower Ridge Dr., R/Moonwood Dr. to address.

Marketing Remarks Popular Cheyenne model with mountain views from the front and back of this home. Patio backs to common area making this a very private backyard. Ceramic tile in all the right places. Built-in entertainment center, wired for SS, roll-out shelves in kitchen including pantry. Recirculating hot water, patio has ceiling fan and is wired for sound. 2 x 6 construction, added insulation R-38 ceiling, R-19 walls, concrete creations patio.

Status: Sold 01/15/09	Listing # 20747537 County: Pinal	39450 S Hollywood Way Tucson, AZ 85739	Listing Price: \$499,000
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TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2823 Assessor \$170.03
Year Built Tax Code	2005 305-12-31607	Lot Sq Ft (approx) Lot Acres (approx)	11326 ((Assessor)) 0.260
Selling Price	\$480,000	SP % LP	96.19

Listing Office Realestate.com

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd. Right on Mtn View to clubhouse. Right to Northwood. Right to Hollywood to home on left.

Marketing Remarks Step into elegance in this rarely lived-in Cheyenne. Built in 2005 this house has custom granite countertops & stained cherry cabinets that highlight a travertine backsplash w/ss appliances. Custom fixtures & ceiling fans add a touch of luxury to every room. Custom built entertainment center in greatroom just adds to overall perfection. 2x6 construction w/Hunter Douglas blinds & many more. Come see quality that's affordable. We're waiting for you!

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Client Summary Report

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Status: Sold 06/05/09	Listing # 20841452	37825 S Skyline Dr Tucson, AZ 85739-1280	Listing Price: \$499,882
County: Pinal			



TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 2 (0 2 0 0)	Sq Ft (approx) Price / Sq Ft	2439 Assessor \$200.90
Year Built Tax Code	2000 305-84-081	Lot Sq Ft (approx) Lot Acres (approx)	8276 ((Assessor)) 0.190
Selling Price	\$490,000	SP % LP	98.02

Listing Office Paula Roberts Realty

School District Oracle **ELEM**Mountain Vista **MDJR** Mountain Vista **HIGH** Canyon Del Oro

Directions East on Saddlebrooke blvd to Mountain View.Turn(South) R to Mesa Crest.Turn South(R)on Skyline to home.

Marketing Remarks Saddlebrooke adult community.On golf course with Spectacular view of Catalina mts.from east facing patio.Dakota with windows across entire back of home.Backyard with water feature and gorgeous flagstone.4'extended 3cgarage.Rolling shutters and screens.Upgrades galore throughout. Upgraded 42 in cabinets with slide out shelves. Intercom and security system.Plantation shutters and bay windows.Front patio security screened.

Status: Sold 09/25/09	Listing # 20910189	62160 E Valley Crest Ct Tucson, AZ 85739-1821	Listing Price: \$499,500
County: Pinal			



TRS 10 14 33

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	3043 Assessor \$162.01
Year Built Tax Code	2004 305-90-032	Lot Sq Ft (approx) Lot Acres (approx)	8276 ((Assessor)) 0.190
Selling Price	\$493,000	SP % LP	98.70

Listing Office Tierra Antigua Realty

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

Directions N. Oracle, go R on Saddlebrooke Blvd, R on Mountainview Blvd, R on Iron Crest Dr, L on Sand Crest, L onto Valley Crest to home address on Left.

Marketing Remarks WELCOME HOME! Relax/enjoy the resort-like feel of an awesome Cheyenne w/encourages entertaining w/open kitchen/Great Rm,split BR flrplan; Library/Game Rm & Bonus Rm for use as a BR/Off/Hobby/Exercise Rm. Extend.garage holds 2 full size cars & golf cart.View mountains from front ctyard w/fountain. Lge shaded N exposure patio overlooks lush greens of the Golf Course-firepit seating warms cooler evenings as you view majestic sunsets & starlit skies!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 06/23/09	Listing # 20837704	37685 S Terrace Park Dr Tucson, AZ 85739	Listing Price: \$559,900
County: Pinal			



TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2865 Assessor \$174.52
Year Built Tax Code	2001 305-89-076	Lot Sq Ft (approx) Lot Acres (approx)	11326 ((Assessor)) 0.260
Selling Price	\$500,000	SP % LP	89.30

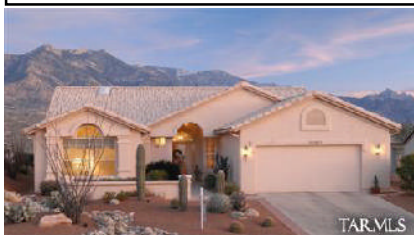
Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions From Oracle take Saddlebrooke Blvd., to Desert Bluff Drive go right, to Desert Terrace Dr. go right, to Terrace Park Dr. - home is on the corner.

Marketing Remarks If you are looking for views, look no further! This one has it all - panoramic mountain views, common area, & on the golf course. This beautiful Cheyenne, located on a large corner lot has a lot to offer including granite counter tops and maple cabinets in the kitchen, custom alder wood built-ins in the den, plantation shutters, gorgeous wood flooring, flagstone patio, waterfall & much more. This is a very special home.

Status: Sold 05/20/09	Listing # 20828285	37587 S Stoney Cliff Ct Tucson, AZ 85739-1413	Listing Price: \$539,900
County: Pinal			



TRS 10 14 26

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	2420 Owner \$213.18
Year Built Tax Code	1997 305-74-071	Lot Sq Ft (approx) Lot Acres (approx)	9148 ((Assessor)) 0.210
Selling Price	\$515,900	SP % LP	95.55

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke Blvd., L on Ridgeview, R on Stoney Cliff Dr., to Stoney Cliff Ct.

Marketing Remarks BEST VIEWS IN SADDLEBROOKE! SE-facing back patios with unobstructed 180 degree view of the Catalina Mtns. Pusch Ridge & lights of Oro Valley. On quiet cul-de-sac, this upgraded 3 BR 2420 sqft. Estancia has granite counters, custom oak cabinets, double oven, new GE advantium microwave/conventional combo oven. Built-ins incl. lighted media wall w/surround sound, buffet-server in DR, custom window coverings, built in bbq, ceiling fans/sunscreens.

Presented By: Vanessa Fletcher

Long Realty Company



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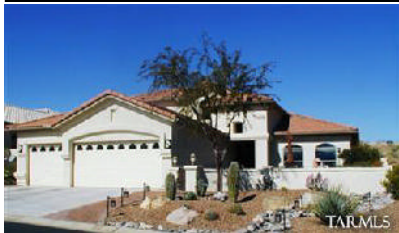


Client Summary Report

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Status: Sold 01/05/09	Listing # 20806357	66138 E Stoney Ridge Dr Tucson, AZ 85739	Listing Price: \$530,000
County: Pinal			



TRS 10 14 25

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3223 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$161.34
Year Built	2004	Lot Sq Ft (approx)	8712 ((Assessor))
Tax Code	305-92-15305	Lot Acres (approx)	0.200
Selling Price	\$520,000	SP % LP	98.11

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions North on Oracle Rd., R/Saddlebrooke Blvd., L/Ridgeview Blvd., L/Desert Trail Dr., L/Desert Sun-Stoney Ridge to home

Marketing Remarks This spectacular Durango model sited north/south w/panoramic views from both front and back patio areas. Everything is 1st class in this special home with over \$165,000 in upgrades. Maple cabinets, Kitchenaid appliances, Stonenet counters, custom built-ins in family room and den, 3-car extended garage, water softener, hot water recirculation, central vac & wet tile cleaning system.

Status: Sold 10/12/09	Listing # 20900686	61681 E Ironwood Ln Tucson, AZ 85739-2400	Listing Price: \$548,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2468 Assessor
Baths(FTHQ)	4 (3 0 1 0)	Price / Sq Ft	\$217.38
Year Built	2007	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-12-207	Lot Acres (approx)	0.190
Selling Price	\$536,500	SP % LP	97.90

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N on Oracle Rd, R on Saddlebrooke Blvd., R on Mtn View Blvd., R on Clubhouse Dr, R on Sandcrest, L on Oakwood, R on Hollywood, L on Ironwood.

Marketing Remarks Exquisitely beautiful & customized Talavera model with extensive mountain views, guest casita & welcoming courtyard. Oversized great room with wall of windows & fp, large kitchen w/granite, tile backsplashes, GE profile SS appliances, pull-outs, neutral tile on diagonal, decorator colors, library in den, extended flagstone patio, back yard water feature & so much more!

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 05/28/09	Listing # 20840001	37733 S Terrace Park Dr Tucson, AZ 85739	Listing Price: \$599,999
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	2309 Owner
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$246.86
Year Built	2001	Lot Sq Ft (approx)	8276 ((Assessor))
Tax Code	305-89-00709	Lot Acres (approx)	0.190
Selling Price	\$570,000	SP % LP	95.00

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd., to Desert Bluff Dr., Right to Desert Terrace Dr, Right to Terrace Park Dr., Left to home on left.

Marketing Remarks Magnificent home on prime golf course lot, dramatic mountain views, pool & spa. Seller's built their dream home with incredible attention to detail. Wow Factor starts with welcoming front courtyard, leading to a soaring leaded glass entry door, opening to a home that is highly upgraded, professionally decorated and shows like a model. South facing back yard has expansive flagstone patio, pool & spa. Double oversize garage. Ponderosa model.

Status: Sold 03/24/09	Listing # 20838480	39790 S Riverwood Dr Tucson, AZ 85739-2413	Listing Price: \$625,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	2835 Floor Plan
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$201.06
Year Built	2006	Lot Sq Ft (approx)	13939 ((Assessor))
Tax Code	305-12-373	Lot Acres (approx)	0.320
Selling Price	\$570,000	SP % LP	91.20

Listing Office Long Realty Company

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

Directions N on Oracle Rd, R on Saddlebrooke Blvd, R on Mountain View Blvd, R on Club House Dr, R on Burgess St, L on Riverwood Dr, home on corner of cul-de-sac.

Marketing Remarks Simply stunning Cheyenne model,built in '06,w/ impressive Catalina mtn views!Decorator paint & faux,knotty cherry cabinets,granite,upgraded stainless steel appl,5burner gas stove,plantation shutters,18inch neutral tile thruout,powder ba,full 3car garage w/abundant storage,195ft lot w/N.E. facing patio orientation,ext flagstone patio w/custom wood burning kiva fp,raised seating area & custom designed front/back Indscp.Perfect hm for entertaining.

Presented By: Vanessa Fletcher

Long Realty Company



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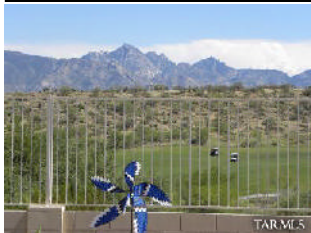


Client Summary Report

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Status: Sold 10/26/09	Listing # 20913918 County: Pinal	62817 E Terrace Wind Dr Tucson, AZ 85739-1781	Listing Price: \$599,999
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TRS 10 14 27

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (0 3 0 0)	Sq Ft (approx) Price / Sq Ft	2654 Assessor \$217.78
Year Built Tax Code	2004 305-91-061	Lot Sq Ft (approx) Lot Acres (approx)	7841 ((Assessor)) 0.180
Selling Price	\$578,000	SP % LP	96.33

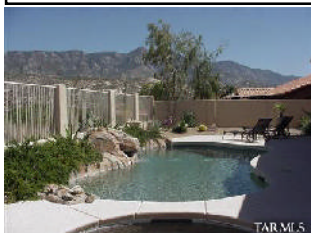
Listing Office Long Realty Company

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

Directions N on Oracle Rd, E on Saddlebrooke Blvd., S on Mountain View Blvd., E on Terrace Wind to address.

Marketing Remarks Dramatic price reduction! Panoramic Mtn & Golf Course views that are hard to beat. High end Cimarron w/guest house. Luxury features incl. Estate kit upgrade, Quartz countertops, hickory cabinets, dbl ovens, gas cooktop, ext. island w/prep sink, custom media center w/5 Bose speakers, 2x6 construction, insulation upgrade, 4ft ext garage, H2O softener, 16 inch ceramic tile, ceiling fans, heated pool/spa/solar panels, gated courtyard..too many to list. 3bd + den, 3ba.

Status: Sold 08/14/09	Listing # 20912584 County: Pinal	37201 S Ocotillo Canyon Dr #21 Tucson, AZ 85739	Listing Price: \$599,000
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TRS 10 14 25

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	4 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	3186 Floor Plan \$186.13
Year Built Tax Code	2004 305-92-14100	Lot Sq Ft (approx) Lot Acres (approx)	10367 ((Assessor)) 0.238
Selling Price	\$593,000	SP % LP	99.00

Listing Office Rudolph Enterprises

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

Directions SaddleBrooke Bl East to Ridgeview Bl. North to Desert Trail. East to Desert Sun, North. To Stone Ridge. East to Ocotillo Canyon & South to home.

Marketing Remarks BEAUTIFUL UPSCALED DURANGO MODEL!! FANTASTIC DIRECT VIEWS OF THE SANTA CATALINA MTN RANGE. LARGE ENTERTAINMENT AREAS THROUGHOUT THE HOME. BUTLER PANTRY W/WALK IN FOOD PANTRY. 1ST FLOOR MASTER SUITE PLUS DEN THAT COULD BE ANOTHER BEDROOM. STONITE COUNTERTOPS THRU OUT THE HOME. CHERRY CABINETRY. UPGRADED APPLIANCES. BACK YARD IS AN OUTDOOR RETREAT W/PEBBLE TEC POOL & SPA. NO HOUSES BUILT DIRECTLY BEHIND THE HOME - JUST MAJESTIC PEAKS!!

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 05/28/09	Listing # 20901983	65173 E Rocky Mesa Dr Tucson, AZ 85739-1694	Listing Price: \$639,900
County: Pinal			



TRS 10 14 23

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2497 Assessor \$240.29
Year Built Tax Code	2001 305-77-137	Lot Sq Ft (approx) Lot Acres (approx)	8276 ((Assessor)) 0.190
Selling Price	\$600,000	SP % LP	93.76

Listing Office Long Realty Company

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions N on Oracle, Right on Saddlebrooke Blvd., Left on Ridgeview, Left on Windcrest, Left on Rocky Path, to Rocky Mesa to address on right.

Marketing Remarks Absolutely breathtaking mtn views from this lovely Cheyenne model. Entertainers delight w/ext'd flagstone patio, blt-in gas Kiva fp & in ground hot tub. Hm interior boasts granite ktch counter tops & tile backsplashes, pull outs, custom blt-in media cntr w/Bose surround sys, upgraded ceramic tile in high traffic areas w/unique medallion in foyer, blt-in wet bar, plantation shutters, 3car garage, dual cntrl HVAC sys, H2O sys, prof Indscp & many citrus trees.

Status: Sold 03/03/09	Listing # 20902679	37380 S Ocotillo Canyon Dr Tucson, AZ 85739-1873	Listing Price: \$649,000
County: Pinal			



TRS 10 14 25

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2575 Owner \$244.66
Year Built Tax Code	2004 305-92-208	Lot Sq Ft (approx) Lot Acres (approx)	10890 ((Owner)) 0.250
Selling Price	\$630,000	SP % LP	97.07

Listing Office Fidelity Realty Corporation of Arizona

School District Other **ELEMO**Other **MDJR** Other **HIGH** Other

Directions Saddlebrooke to Ridgeview, left to Desert Trail, left to Desert Sun, left to Ocotillo Canyon, right to #

Marketing Remarks Stunning Santa Fe style Cheyenne model. Entire interior faux painted by award winning artist. Over 95K in upgrades incl. hickory cabinetry, granite, floor tile, lighting, hardware, etc. Resort backyard with extensive flagstone patio, pool, spa, fireplace, built in gas bbq with granite counter, ramada, all backing to a private wash.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 07/17/09	Listing # 20905887	38055 S Arroyo Way Tucson, AZ 85739-3069	Listing Price: \$675,000
County: Pinal			



TRS 10 14 25

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 3 (2 0 1 0)	Sq Ft (approx) Price / Sq Ft	2782 Assessor \$229.51
Year Built Tax Code	2005 305-92-077	Lot Sq Ft (approx) Lot Acres (approx)	69260 ((Assessor)) 1.590
Selling Price	\$638,500	SP % LP	94.59

Listing Office Long Realty Company

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

Directions From Oracle Rd, E to Saddlebrooke Blvd. S Ridgeview E Desert Ridge S Desert Sun E Cleek S Ocotillo Canyon to Arroyo Way N to home on right.

Marketing Remarks Awesome,unobstructed Catalina Mtn views from this stunning Cheyenne model.Nestled immediately adjacent to Coronado Nat'l Forest,featuring countless numbers of native saguaros,nothing can be built behind this hm to block views.This split 3bd hm features sep den/office,3car garage,granite ktch counters,upgraded ktch cabinet's,neut colored cer tile,custom window trtmnts,blt-in media cntr,ext patio,soothing bkyd water fountain,beautiful Indsp.

Status: Sold 07/24/09	Listing # 20918088	35931 S Ocotillo Canyon Dr Tucson, AZ 85739-2322	Listing Price: \$650,000
County: Pinal			



TRS 10 14 24

Property Type Area	Residential Northwest	Property Subtype Subdivision	Single Family Res. Saddlebrooke
Beds Baths(FTHQ)	3 4 (3 0 1 0)	Sq Ft (approx) Price / Sq Ft	2931 Owner \$221.77
Year Built Tax Code	2006 305-34-204	Lot Sq Ft (approx) Lot Acres (approx)	16335 ((Assessor)) 0.375
Selling Price	\$650,000	SP % LP	100.00

Listing Office Bob Phelps Realty

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

Directions Saddlebrooke Blvd, Left on Catalina Hills(First left as you come down over the hill), Catalina Hills becomes Ocotillo Canyon. Home is on east side.

Marketing Remarks Saddlebrooke, Tucson, AZ. Very popular Sabino model featuring the great room concept with Casita & EAST FACING REAR PATIO. Large, private corner lot close to clubhouse. Care was taken to add many upgraded features to make this home one of the nicest in the community. At this price you don't have to settle for less. Easy to show your most discriminating buyers. Sabino Model.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

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Status: Sold 07/15/09	Listing # 20834941	37775 S Ocotillo Canyon Dr Tucson, AZ 85739-1886	Listing Price: \$675,000
County: Pinal			



TRS 10 14 25

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3272 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$198.66
Year Built	2003	Lot Sq Ft (approx)	43560 ((Other))
Tax Code	305-92-113	Lot Acres (approx)	1.000
Selling Price	\$650,000	SP % LP	96.30

Listing Office Long Realty Company

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

Directions From SaddleBrooke Blvd, Rt on Ridgeview Blvd, Rt on Desert Ridge, Rt on Desert Sun, Lt on Cleek to address straight ahead at Cleek & Ocotillo Canyon.

Marketing Remarks Super price! This reach-out-and-touch-it close view of Samaniego Ridge could be yours - no rooftops! Extra-wide East-facing one-acre lot for privacy. Relax in your lush, low-care yard w/fountain, lighting, spa & gas fire pit. Enjoy outdoor living space in your custom, comfy Arizona Room off the first-floor MBR. Lovely granite countertops, designer finishes & custom built-ins make this Sundance both beautiful & livable. Popular Unit 21 HOA 1.

Status: Sold 05/15/09	Listing # 20901335	38785 S Sand Crest Dr Tucson, AZ 85739-1811	Listing Price: \$699,000
County: Pinal			



TRS 10 14 33

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3039 Assessor
Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$215.53
Year Built	2002	Lot Sq Ft (approx)	9583 ((Assessor))
Tax Code	305-90-047	Lot Acres (approx)	0.220
Selling Price	\$655,000	SP % LP	93.71

Listing Office Realty Executives Southern Arizona

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

Directions SaddleBrooke Blvd. Right on Mountain View Blvd. Right on Iron Crest Dr. Left on Sand Crest Dr. Right on Sand Crest Dr. at bottom of hill.

Marketing Remarks One of a kind Cheyenne on Premium golf course lot w/ sweeping Mt views. Remodeled kitchen w/ granite, Viking 6 burner cooktop w/ custom overhead hood. Redesigned entertainment wall w/ gas fireplace. Two offices. Tuscan inspired interior w/ faux painting, sumptuous lighting fixtures, elegant draperies & shutters. Easy care, heated salt water pool/spa. Extensive flagstone, outdoor kitchen and fireplace. Golf cart door to garage from side yard.

Presented By: Vanessa Fletcher

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Client Summary Report

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Status: Sold 08/28/09		Listing # 20903676	36145 S Boulder Crest Dr Tucson, AZ 85739-1510	Listing Price: \$699,000	
		County: Pinal			
 <p>TRIS 10 14 23</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2874 Assessor	
	Baths(FTHQ)	3 (2 0 1 0)	Price / Sq Ft	\$231.38	
	Year Built	1999	Lot Sq Ft (approx)	8712 ((Assessor))	
	Tax Code	305-77-133	Lot Acres (approx)	0.200	
		Selling Price	\$665,000	SP % LP	95.14

Listing Office Saddlebrooke Realty LLC

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

Directions Oracle Rd N to SaddleBrooke Blvd. Right to Ridgeview Blvd, Left to Wind Crest Dr, Left to Rocky Path, Right to Boulder Crest to Address.

Marketing Remarks This beautifully decorated Cheyenne has magnificent mountain views in all directions. Enjoy the salt water pool, built-in BBQ & fruit trees in the backyard. Built-in custom bookcases in the den, familyroom & 3rd bedroom along with custom buffet in diningroom, Queen wall bed in 3rd bedroom/office. Upgrades include wetbar, Wolf Gas Cooktop, expanded laundry, expanded garage w/golf cart garage, custom paint, \$11,000 Master bath referbish in 2009.

Status: Sold 03/27/09		Listing # 20829636	65205 E Catalina Hills Dr Tucson, AZ 85739	Listing Price: \$725,000	
		County: Pinal			
 <p>TRIS 10 14 23</p>	Property Type	Residential	Property Subtype	Single Family Res.	
	Area	Northwest	Subdivision	Saddlebrooke	
	Beds	3	Sq Ft (approx)	2980 Owner	
	Baths(FTHQ)	4 (3 0 1 0)	Price / Sq Ft	\$233.22	
	Year Built	2006	Lot Sq Ft (approx)	12162 ((Assessor))	
	Tax Code	305-34-183	Lot Acres (approx)	0.279	
		Selling Price	\$695,000	SP % LP	95.86

Listing Office Bob Phelps Realty

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

Directions Oracle Road, Right on Saddlebrooke Blvd., Left on Catalina Hills Dr.(First street to the left as you come down over the hill). Travel to the Preserve.

Marketing Remarks One of the best view lots in the Preserve in Saddlebrooke and one of the most popular plans plus a Casita! You don't have to walk out of the house to see the mountains. Views from the Great Room, Dining Room, Kitchen, Mst. Bedroom and 2nd BR & the Fantastic private combination covered and open patio areas. Huge open common areas behind and to the west of the home. Make sure you view the virtual tour of this gorgeous Sabino Model built in 2006.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

Listings as of 11/15/09 at 10:10pm

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Status: Sold 06/19/09	Listing # 20906822	37093 S Desert Sky Ln Tucson, AZ 85739-1890	Listing Price: \$750,000
County: Pinal			



TRS 10 14 25

Property Type	Residential	Property Subtype	Single Family Res.
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	3796 Floor Plan
Baths(FTHQ)	4 (3 0 1 0)	Price / Sq Ft	\$187.04
Year Built	2004	Lot Sq Ft (approx)	9583 ((Assessor))
Tax Code	305-92-150	Lot Acres (approx)	0.220
Selling Price	\$710,000	SP % LP	94.67

Listing Office Long Realty Company

School District Other

ELEMOther

MDJR Other

HIGH Other

Directions SaddleBrooke Blvd/Catalina Hills Dr, N-Catalina Hills, becomes Octotillo, E-Stoney Ridge, N-Desert Sky to address.

Marketing Remarks This elegant Sundance model includes everything you want for upscale living. Complete attention to detail in this 3796 sq.ft. showplace - from the covered entry courtyard, to the beautifully appointed casita, to the wall of windows looking out onto an unobstructed panorama of mountains, to the luxurious built-ins, to the ultra-gourmet kitchen, to the expanded main floor master suite. Resort lifestyle in Tucson's finest active adult community.

Presented By: Vanessa Fletcher

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