

Client Summary Report

Listings as of 11/15/09 at 10:14pm

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

Status: Pending 10/28/09	Listing # 20912557	38876 S Serenity Ln Tucson, AZ 85739-2141	Listing Price: \$222,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1491 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$148.89
Year Built	1998	Lot Sq Ft (approx)	4792 ((Assessor))
Tax Code	305-80-040	Lot Acres (approx)	0.110

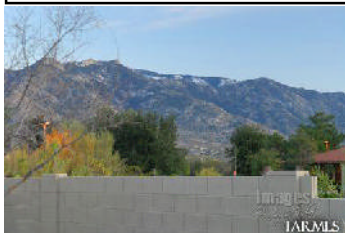
Listing Office New Image Realty

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

Directions Oracle (N), to Saddlebrooke (R), to Mountain view (R), to Casual (R), to Serenity (R), to address.

Marketing Remarks Beautiful Capri model villa with golf course view overlooking fountain lake. Fabulous sunset views. Upgraded cabinetry, ceiling fans, six panel doors, built ins, ceramic tile. Side by side fridge, security front door screen. Neutral colors, used winters as a rental. Light and bright come see!

Status: Pending 11/11/09	Listing # 20903547	64513 E Wind Ridge Cir Tucson, AZ 85739-2108	Listing Price: \$230,000
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1467 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$156.78
Year Built	1997	Lot Sq Ft (approx)	3920 ((Assessor))
Tax Code	305-73-006	Lot Acres (approx)	0.090

Listing Office Long Realty Company

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

Directions North on Oracle Rd, E on Saddlebrooke Blvd., Keep going straight through stop sign, left on Sun Ridge Dr., Rt on Wind Ridge Circle.

Marketing Remarks REDUCED PRICE! MAKE AN OFFER on this 2 bedrm 2 bath Monaco Villa in lovely Saddlebrooke. Beautiful Mountain/ Sunset views from inside & out. Walk to clubhouse, golf course, restaurant, pool, gym. Will consider all offers. HOA fees incld. ext maint,landscape & roof.

Presented By: Vanessa Fletcher

Long Realty Company



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Client Summary Report

Listings as of 11/15/09 at 10:14pm

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Status: Sold 04/21/09	Listing # 20909475	38888 S Casual Dr Tucson, AZ 85739	Listing Price: \$170,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1525 Owner
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$105.90
Year Built	2001	Lot Sq Ft (approx)	4356 ((Assessor))
Tax Code	305-80-0580	Lot Acres (approx)	0.100
Selling Price	\$161,500	SP % LP	95.00

Listing Office Long Realty Company

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

Directions N-Oracle Rd to Saddlebrooke Blvd., Rt on Mountain View Blvd., Rt on Casual Dr. to address on Rt.

Marketing Remarks There are few things in this world that are too good to be true, this is one of them! Priced way below comparables! This is not a fix up, foreclosure or short sale! Elegant Capri model 2 bed 2 bath, plantation shutters & Ethan Allen window coverings, 16 inch tile, upgraded carpet, tiled shower surround & counter tops in bath, Corian counter tops, tiled accents, convection oven, upgraded appliances, 6 ceiling fans, too many to list! Grab it now before it's gone!

Status: Sold 05/28/09	Listing # 20900447	39013 S Casual Dr Tucson, AZ 85739	Listing Price: \$192,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1568 Assessor
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$120.54
Year Built	2000	Lot Sq Ft (approx)	5193 ((Assessor))
Tax Code	305-82-0180	Lot Acres (approx)	0.119
Selling Price	\$189,000	SP % LP	98.44

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd, then right on Mountain Blvd, then right on Casual Dr. to address.

Marketing Remarks High Quality--Low Price, Wonderful spacious Villa, Peaceful, Great life in active adult community, Freshly painted, New porcelain tile throughout, Neutral colors, High vaulted ceilings, Light & open floorplan, Wonderful screened in cov patio, Lots of windows, Sunscreens where needed, Tile roof, 2 car garage w/storage, Portofino model, Super condition, Wow! Must See!

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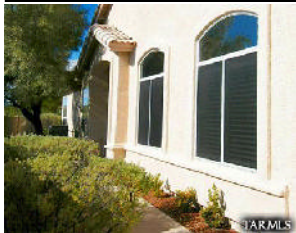


Client Summary Report

Listings as of 11/15/09 at 10:14pm

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Status: Sold 03/31/09	Listing # 20902860	64563 E Wind Ridge Cir Tucson, AZ 85739-2108	Listing Price: \$189,900
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1601 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$118.61
Year Built	1996	Lot Sq Ft (approx)	3920 ((Assessor))
Tax Code	305-73-008	Lot Acres (approx)	0.090
Selling Price	\$189,900	SP % LP	100.00

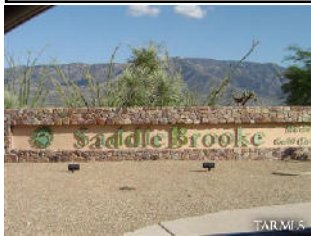
Listing Office Neal Manning Co., REALTORS®

School District Other **ELEMOther** **MDJR Other** **HIGH Other**

Directions FROM INA AND ORACLE GO NORTH TO SADDLEBROOKE BLVD TURN RT GO TO RIDGEVIEW BLVD CONTINUE 1 BLK TURN LEFT ON SUNRIDGE RIGHT ON WINDRIDGE.

Marketing Remarks UNBELIEVABLE ROLLBACK PRICING/HOME IS TAX ASSESSED FOR MUCH MORE THEN ASKING PRICE/ LOWEST PRICE HOME IN ALL OF SADDLEBROOKE/ HIGHLY DESIREABLE ADULT COMMUNITY WALK TO GOLF, TENNIS, CLUBHOUSE, LIBRARY, EXERCISE CENTER, ETC/ GREATROOM CONCEPT END UNIT IN PERFECT CONDITION/ WALK INTO INSTANT EQUITY FOR NO WORK AT ALL/ GREAT SEASONAL RENTAL/OPPORTUNITY KNOCKS ONLY IN THIS MARKET AND BOY IS THIS IT/ NO SPDS/ NO CLUE REPORT/ SOLD AS IS/ FORECLOSURE.

Status: Sold 02/05/09	Listing # 20832978	38998 S Serenity Ln Tucson, AZ 85739	Listing Price: \$219,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1580 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$126.58
Year Built	2001	Lot Acres (approx)	
Tax Code	305-80-031	Selling Price	\$200,000
Selling Price	\$200,000	SP % LP	91.32

Listing Office Keller Williams Tucson

School District Other **ELEMOther** **MDJR Other** **HIGH Other**

Directions Saddlebrooke Blvd. Right on Mnt. View, Right on Casual Dr. Right on S. Serenity. 2nd unit on your left.

Marketing Remarks LOWEST PRICED VILLA! Lovely Saddlebrooke Riviera model. Open floor plan with expansive windows overlooking the mountain range. Gently lived in. Neutral colors waiting for new owner. Turn-key.

Presented By: Vanessa Fletcher

Long Realty Company



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Listings as of 11/15/09 at 10:14pm

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Status: Sold 11/04/09	Listing # 20831129	63620 E Vacation Dr Tucson, AZ 85739	Listing Price: \$228,000
County: Pinal			



TRS 10 14 34

Property Type Area	Residential Northwest	Property Subtype Subdivision	Townhouse Saddlebrooke
Beds Baths(FTHQ)	2 2 (1 1 0 0)	Sq Ft (approx) Price / Sq Ft	1496 Assessor \$143.72
Year Built Tax Code	2003 305-82-02809	Lot Acres (approx)	
Selling Price	\$215,000	SP % LP	94.30

Listing Office Saddlebrooke Realty LLC	School District Other	ELEM Other	MDJR Other	HIGH Other
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Directions Oracle Rd North to Saddlebrooke Blvd., turn right to Mountain View Blvd., turn right to Casual Dr., turn right to Vacation. Left to address.
Marketing Remarks A lovely Capri Villa. North patio w/views of the Catalina Mts. to the east. This home has been a vacation home, seldom used. Looks brand new. A great buy!

Status: Sold 09/15/09	Listing # 20909438	63776 E Holiday Dr Tucson, AZ 85739-2135	Listing Price: \$225,000
County: Pinal			



TRS 10 14 34

Property Type Area	Residential Northwest	Property Subtype Subdivision	Townhouse Saddlebrooke
Beds Baths(FTHQ)	2 2 (2 0 0 0)	Sq Ft (approx) Price / Sq Ft	1596 Assessor \$140.98
Year Built Tax Code	1999 305-82-096	Lot Sq Ft (approx) Lot Acres (approx)	8712 ((Assessor)) 0.200
Selling Price	\$225,000	SP % LP	100.00

Listing Office Long Realty Company	School District Other	ELEM Other	MDJR Other	HIGH Other
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Directions N-Oracle Rd., East on Saddlebrooke Blvd., South on Mountain View, Right on Villas Drive Left on Holiday Drive to address.
Marketing Remarks Stand alone Portofino Villa.Like a single family home unattached.Outstanding Catalina Mtn views from a unique pie-shaped owner lot.Upgrades galore,granite countertops,cast iron sinks & tub,gas range & fireplace,cherry cabinets,ceiling fans,hi-tech wiring.New neutral berber carpet,pull-out shelves,shutters/tinted windows,panel doors,security door,rainbow coated garage floor. What are you waiting for? Great investment!

Presented By: Vanessa Fletcher

Long Realty Company



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Listings as of 11/15/09 at 10:14pm

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Status: Sold 05/15/09	Listing # 20909567	39064 S Carefree Dr Tucson, AZ 85739-2125	Listing Price: \$239,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1724 Floor Plan
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$130.51
Year Built	2004	Lot Sq Ft (approx)	4356 ((Assessor))
Tax Code	305-82-047	Lot Acres (approx)	0.100
Selling Price	\$225,000	SP % LP	94.14

Listing Office Long Realty Company

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

Directions N on Oracle Rd to Saddlebrooke Blvd. East on Saddlebrooke Blvd, Rt on Mountain View Blvd, Rt on Casual Dr, Lft on Vacation Dr, Lft on Carefree.

Marketing Remarks Lowest priced Naples Villa - nearly new & full of tasteful upgrades. This is the largest 1 story Villa, 1724 sqft, 2 bedrooms + den, 2 baths, great room, split bedroom concept for privacy. Upgrades include ceramic tile in all the main areas, upgraded carpet in bedrooms & den, Silestone countertops, hickory cabinets, ceiling fans, plantation shutters, large extended patio, all appliances included. Make this custom Villa your home sweet home!

Status: Sold 01/27/09	Listing # 20833278	64504 E Wind Ridge Cir Tucson, AZ 85739	Listing Price: \$249,900
County: Pinal			



TRS 10 14 27

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1612 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$142.68
Year Built	1998	Lot Sq Ft (approx)	4142 ((Assessor))
Tax Code	305-73-016	Lot Acres (approx)	0.095
Selling Price	\$230,000	SP % LP	92.04

Listing Office Realty Executives Southern Arizona

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

Directions Oracle/Saddlebrook Blvd, E. past Ridgeview to Sun Ride, N. to Wind Ridge, E. to address.

Marketing Remarks UNBELIEVABLE Price! Maintenance free lifestyle on the golf course!(1st fairway) Short walk to pro shop, fitness center, clubhouse, tennis & restaurants. Extensively upgraded 2 BR, 2 BA, 16 inch ceramic tile throughout, gas FP w/beautiful mantel, custom wood shutters, ceiling fans, cov'd patio w/remote controlled rolling shutters & screens + gas BBQ. Upgraded appliances from the dishwasher to microwave to ceramic top self cleaning range.

Presented By: Vanessa Fletcher

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Status: Sold 04/08/09	Listing # 20837665	38881 S Casual Dr Tucson, AZ 85739	Listing Price: \$245,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	3	Sq Ft (approx)	1724 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$133.41
Year Built	2000	Lot Sq Ft (approx)	4269 ((Assessor))
Tax Code	305-82-00704	Lot Acres (approx)	0.098
Selling Price	\$230,000	SP % LP	93.88

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd., then right on Mountain View Blvd. then right on Casual Drive to address.

Marketing Remarks Popular Naples Villa with east facing patio. Can be used as 3br or 2br/den. Beautiful custom built bookshelves/cabinets in front living area. Custom wall to wall, floor to ceiling built-ins on common wall in mbr. Extra built in cabinets in laundry room with Maytag washer/dryer. Villa has been lightly used during winter season. Like brand new!

Status: Sold 01/14/09	Listing # 20743268	63638 E Harmony Dr #35A Tucson, AZ 85739	Listing Price: \$249,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1574 Floor Plan
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$150.57
Year Built	2003	Lot Sq Ft (approx)	5168 ((Assessor))
Tax Code	305-80-020	Lot Acres (approx)	0.119
Selling Price	\$237,000	SP % LP	95.18

Listing Office Keller Williams Mtn Vistas Realty

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

Directions N on Oracle to SaddleBrooke Blvd. Turn R go to Mountainview Blvd turn right to Clubhouse Dr. turn right, then left on Harmony Drive to property.

Marketing Remarks A gorgeous Portofino Villa in a resort environment is tastefully decorated with faux finishes and designer colors. The extended brick patio has beautiful golf course, desert and sunset views. Premium lot and many upgrades make this a MUST SEE. You will enjoy all of Saddlebrooke's wonderful amenities.

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Listings as of 11/15/09 at 10:14pm

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Status: Sold 06/09/09	Listing # 20903261	63560 E Holiday Dr Tucson, AZ 85739-2147	Listing Price: \$265,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1726 Assessor
Baths(FTHQ)	2 (2 0 0 0)	Price / Sq Ft	\$141.37
Year Built	1999	Lot Sq Ft (approx)	4839 ((Assessor))
Tax Code	305-80-053	Lot Acres (approx)	0.111
Selling Price	\$244,000	SP % LP	92.08

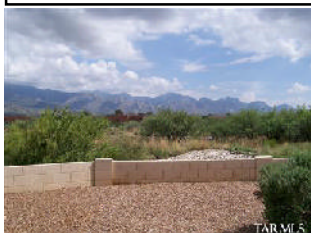
Listing Office Long Realty Company

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

Directions Oracle Rd North East on Saddlebrooke Blvd Right on Mt. View Blvd Right on Casual Drive Right on Holiday Drive to the property.

Marketing Remarks This Naples model in Saddlebrooke is a former model complete w/professional decorating & painting. Many upgrades include vaulted ceilings, cabinets, custom tiled baths. Tile flooring, upgrades everywhere! The den offers built-in custom cabinets, desk & bookshelves plus rich wood flooring. Extras include pulls down stairs for easy access to storage in master closet. Mountain views from dining room. Covered patio with privacy. This is a must see!

Status: Sold 01/16/09	Listing # 20825115	63663 E Harmony Dr Tucson, AZ 85739	Listing Price: \$295,000
County: Pinal			



TRS 10 14 34

Property Type	Residential	Property Subtype	Townhouse
Area	Northwest	Subdivision	Saddlebrooke
Beds	2	Sq Ft (approx)	1724 Floor Plan
Baths(FTHQ)	2 (1 1 0 0)	Price / Sq Ft	\$168.21
Year Built	2002	Lot Sq Ft (approx)	4356 ((Assessor))
Tax Code	305-80-004	Lot Acres (approx)	0.100
Selling Price	\$290,000	SP % LP	98.31

Listing Office Long Realty Company

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

Directions Saddlebrooke Blvd. then right on Mountain View Blvd then right on Casual Dr which becomes Harmony Dr.

Marketing Remarks Beautiful Naples model with spectacular mountain views backing up to a common area creating a very private and extended paved patio. This home has many upgrades including stonite kitchen countertops, seal coated driveway, walkways and garage along with numerous upgrades and additions. Must see to appreciate.

Presented By: Vanessa Fletcher

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