

# 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

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

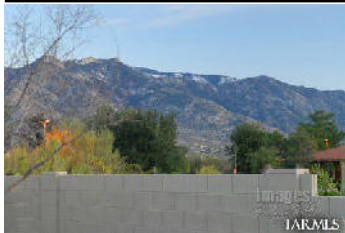
**Listing Office** New Image Realty

**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

<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Northwest	<b>Subdivision</b>	Saddlebrooke
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1467 Assessor
<b>Baths(FTHQ)</b>	2 (1 1 0 0)	<b>Price / Sq Ft</b>	\$156.78
<b>Year Built</b>	1997	<b>Lot Sq Ft (approx)</b>	3920 ((Assessor))
<b>Tax Code</b>	305-73-006	<b>Lot Acres (approx)</b>	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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Listings as of 11/15/09 at 10:14pm

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<b>Status:</b> Sold 04/21/09	<b>Listing #</b> 20909475 <b>County:</b> Pinal	<b>38888 S Casual Dr Tucson, AZ 85739</b>	<b>Listing Price:</b> \$170,000
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TRS 10 14 34

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

<b>Status:</b> Sold 05/28/09	<b>Listing #</b> 20900447 <b>County:</b> Pinal	<b>39013 S Casual Dr Tucson, AZ 85739</b>	<b>Listing Price:</b> \$192,000
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TRS 10 14 34

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

**Presented By:** Vanessa Fletcher

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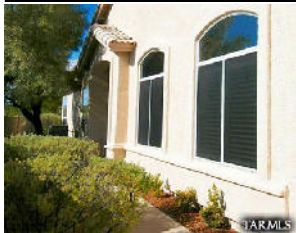


# Client Summary Report

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

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



TRS 10 14 27

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

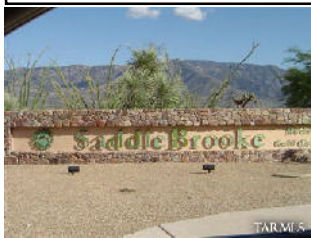
**Listing Office** Neal Manning Co., REALTORS®

**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.

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



TRS 10 14 34

<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Northwest	<b>Subdivision</b>	Saddlebrooke
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1580 Assessor
<b>Baths(FTHQ)</b>	2 (2 0 0 0)	<b>Price / Sq Ft</b>	\$126.58
<b>Year Built</b>	2001	<b>Lot Acres (approx)</b>	
<b>Tax Code</b>	305-80-031	<b>Selling Price</b>	\$200,000
<b>Selling Price</b>	\$200,000	<b>SP % LP</b>	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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<b>Status:</b> Sold 11/04/09	<b>Listing #</b> 20831129	<b>63620 E Vacation Dr Tucson, AZ 85739</b>	<b>Listing Price:</b> \$228,000
<b>County:</b> Pinal			



TRS 10 14 34

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

<b>Listing Office</b> Saddlebrooke Realty LLC
<b>School District</b> Other <b>ELEM</b> Other <b>MDJR</b> Other <b>HIGH</b> Other

**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!

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



TRS 10 14 34

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

<b>Listing Office</b> Long Realty Company
<b>School District</b> Other <b>ELEM</b> Other <b>MDJR</b> Other <b>HIGH</b> Other

**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**

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

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



TRS 10 14 34

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

**Listing Office** Long Realty Company

**School District** Other **ELEM**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!

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



TRS 10 14 27

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

**Listing Office** Realty Executives Southern Arizona

**School District** Other **ELEM**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

**Long Realty Company**



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

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



TRS 10 14 34

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

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



TRS 10 14 34

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

**Presented By:** Vanessa Fletcher

**Long Realty Company**



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

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



TRS 10 14 34

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

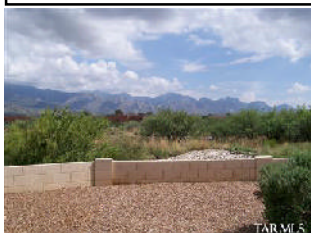
**Listing Office** Long Realty Company

**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!

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



TRS 10 14 34

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

**Long Realty Company**



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