

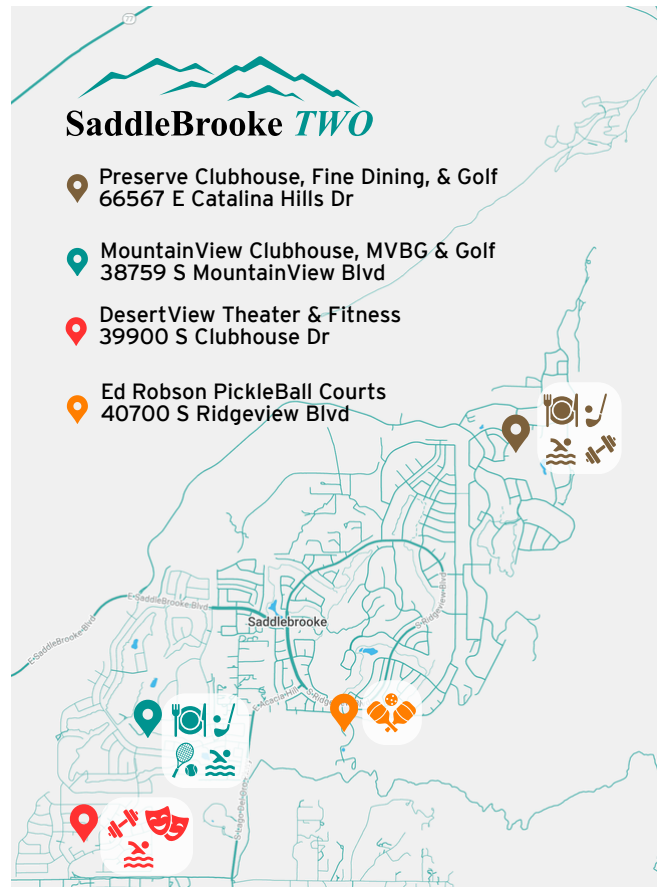
# AWARD-WINNING LIVING IN THE SANTA CATALINA FOOTHILLS

**SaddleBrooke TWO** is one of Arizona's most recognized and trusted 55+ communities. Consistent awards reflect a community known for beauty, value, and lifestyle excellence.

## What Sets Us Apart

- Back-to-back awards: Best Retirement Community (2024 & 2025)
- Back-to-back awards: Best Master Planned Community (2024 & 2025)
- Catalina Mountain views from every homesite
- Temperature 5-10 degrees cooler than Tucson and Phoenix
- Diverse home designs with space for all lifestyles with layouts from approx. 1,500 to 3,400+ sq. ft.
- No assessments in 10 yr Financial Plan
- Only a \$70 dues increase for 2026
- Large lots and distinctive curb appeal
- Friendly, active, highly engaged residents
- Senior Village support for aging in place
- Dark-Sky community with exceptional night skies

## MAP & CONTACT INFORMATION



### A Connected Yet Tranquil Location

Nestled in the Santa Catalina Foothills, **SaddleBrooke TWO** offers easy access to medical services, shopping, recreation, and travel routes.

### Contact Us:

#### SaddleBrooke TWO

sbhoa2.org | 520.818.1000 | hello@sbhoa2.org  
38735 S MountainView Blvd  
Tucson, AZ 85739

## SaddleBrooke *TWO*



**VOTED BEST**  
MASTER-PLANNED COMMUNITY  
& RETIREMENT COMMUNITY



## ARIZONA'S PREMIER 55+ ACTIVE ADULT COMMUNITY

Active Living.  
Quiet Luxury.  
Resort-Style Retirement.

Welcome to your next dream home in SaddleBrooke.



**SCAN TO EXPLORE**

HOMES, COMMUNITY MAPS,  
AND REALTOR RESOURCES

## DINING, ARTS & SOCIAL LIFE



### Exceptional Dining & Rich Cultural Experiences

#### Dining

- **The Preserve Restaurant** – Winner: Best Fine Dining in Tucson, 2025
- **MVBG** – Casual, social, and scenic
- **The Links** – Grab-and-go food, drinks, with golf facing patio seating

These venues provide social gathering spaces that enhance life at **SaddleBrooke TWO**.

#### Performing Arts & Entertainment

- 485-seat Performing Arts Center
- Concerts, theatre productions, lectures, and presentations
- Additional ballroom stage for dance and community events

#### Clubs, Creativity & Lifelong Learning

More than 100 active clubs, including:

- Arts and crafts, ceramics, painting, glass arts
- Photography, fiber arts, woodworking
- Astronomy, theatre, dance, music
- Writing, language groups, continuing education
- Learning Academy classes taught by expert members

**SaddleBrooke TWO** offers limitless ways to explore new interests and form meaningful friendships.

## COMMUNITY IMPROVEMENTS & FINANCIAL CONFIDENCE

### Investing in Today and Tomorrow

**SaddleBrooke TWO** continually reinvests to enhance resident experience and maintain strong long-term value.

#### Recent and Upcoming Upgrades

- MountainView Clubhouse refresh
  - **(Q1 2026 Completion)**
- Pool resurfacing and deck upgrades at MountainView and The Preserve **(2025)**
- DesertView pool area upgrades **(2026)**
- Tennis court reconstruction with new post-tension slabs, fencing, lighting, and windscreens **(2026)**
- Expanded and fully lit cornhole courts **(2025)**
- Eco-friendly goat vegetation management for common open spaces **(2025)**

#### Financial Stability

- Only a \$70 dues increase in 2026
- Strong reserves and proactive planning
- No planned assessments for 10 yrs

These improvements directly address buyer priorities around modern amenities, responsible spending, and long-term stability.



## ACTIVE & RESORT-STYLE LIVING



### A Lifestyle Built Around Wellness, Enjoyment, and Connection

#### Golf

- 36 holes of championship golf
- Two Pro Shops
- Two Driving Ranges and practice facilities
- The Links grab-n-go food and beverages

Golf enhances the community's scenic appeal and offers play for all skill levels.

#### Health & Wellness

- Two modern fitness centers
- Three studios for fitness and dance
- Two lap pools, two resort pools, & three spas
- Personal trainers, group classes, and massage services

#### Outdoor Recreation

- Fourteen pickleball courts
- Twelve tennis courts
- Ten lighted cornhole lanes
- Softball field
- Walking paths, cycling routes, and nearby hiking trail access
- Dog park

This combination creates one of Arizona's most complete active-adult recreation environments here at **SaddleBrooke TWO**