



**\$475,000**

## **30649 S OSPREY DR, ORACLE, AZ 85623, USA**

<https://rehomes.us>

Striking, newer 2BD/2BA +Den (1,655 sq ft) Viva model showcases an open concept plan, 10' ceilings, overheight doors plus Catalina & Tortolita views. This bright and airy Villa offers a neutral palette accented by luxury vinyl plank tile, quartz countertops and crown molding. Welcoming stone facade flows to elegant foyer, guest room, hall bath and [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



**Lisa Bayless**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2022

**Days On Market:** 10

**County:** Pinal

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 45' x 98'

**View:** Mountains

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4421.00 sq ft

**MLS #:** 22406435

**Bathrooms Full:** 2

**List Number Main:** 22406435

**Municipality/Zoning:** Oracle - CR3

**Township:** 10

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## Description

**Legal Description:** Long Legal - document on file at listing office

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## Rooms

**Sauna Level:** Oracle

**Kitchen Features:** **Pantry:** Walk-In

**Dining Areas:** Breakfast Bar,Great Room

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Quartz

**Kitchen Features:**  
**Appliance Color:** Stainless

**Extra Room:** Den

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## Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Floor Covering: Other:** Luxury Vinyl Plank

**Main House SqFt:** 1655.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

**Garage/Carport Feat:** Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** Existing

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## Miscellaneous

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Subdivision Name:** Saddlebrooke Ranch

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Trees

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** 480-895-4264

**Accessibility Option:** Door Levers,Level

**Section:** 4

**Attribution Contact:** 520-668-8293

**Tax Code:** 305-15-576

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Shrubs,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saddlebrooke Ranch

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Phone:** (520) 918-6500

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Office Url:**  
<http://www.LongRealty.com>

**Listing Member Phone:** (520) 665-3004

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Exterior Features:** BBQ,Courtyard

**Sewer:** Connected

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts

**Primary Bathroom Features:** Double Vanity,Shower Only

**Fireplace Location: Other:** Patio

**Water: Other:** Arizona Water

**Patio/Deck: Other:** Electric Sunshades

**Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Security,Spa/Hot Tub,Tennis Courts

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Fireplace:** Firepit,Gas

**Main Cooling:** Ceiling Fans,Central Air

**Main Heating:** Forced Air,Natural Gas

**Patio/Deck:** Covered,Patio,Paver

**Security:** Carbon Monoxide Detectors,Smoke Detector(s)

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas,Recirculating Pump

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Ave B/1st Ave

**Middle School:** Mountain Vista

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## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$445	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

