



30655 S SAND HURST LN, ORACLE, AZ 85623, USA

<https://rehomes.us>

This Bria model Villa is nestled inside the gated community of Saddlebrook Ranch within proximity to the Ranch House Clubhouse, offering casual & fine dining, resort-style pool, golf course, fitness & sport facilities, dog park and more! Enjoy the social gathering spaces inside this beautiful Robson Community while meeting new friendly neighbors! This 2 bedroom, [...]

\$519,900

- 2 beds
- 3.00 baths
- Townhouse
- Residential
- Active



Greg Walker

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2022

Days On Market: 29

County: Pinal

Lot Acres: 0.10 acres

Lot Dimensions: 45x95x45x95

View: Desert,Mountains

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4275.00 sq ft

MLS #: 22327021

Bathrooms Full: 2

List Number Main: 22327021

Municipality/Zoning: Oracle - CR3

Township: 4

Description

Legal Description: Lot 69 of Saddlebrooke Ranch Unit 21A According to the plat of record 2020-01122 3 sec 04 Tn 10 S Ranch 14 E 4,275 Sq F

Rooms

Sauna Level: Oracle

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

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Gas Oven,Gas Range,Microwave,Refrigerator

Kitchen Features: **Countertops:** Granite

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: East/West Exposure

of Carport Spaces: 0.00

Floor Covering: Other: Luxury Vinyl Plank

Main House SqFt: 1837.00 sq ft

Stories: One

Fence: Block,Masonry,Stucco Finish

Garage/Carport Feat: Electric Door Opener

Basement: No

Construction: Stucco Finish,Wood Frame

of Garage Spaces: 2.00

Style: Patio Home

Construction Status: Existing

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,Sprinkler/Drip,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: 520-422-3225

Accessibility Option: Roll-In Shower

Section: 3

Fire Protection: Included in Taxes

Range: 10.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Smart Panel,Telephone

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Robson Communities

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-15-602

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit,VA





Listing Office

ListingOfficeName: Victory Realty LLC

Listing Office Phone: (808)
268-9075

Listing Office Address: 32054 S Flat Rock Dr, Oracle,
AZ 85623

Listing Member Phone: (808)
268-9075



Units Information

Unit Level: 1



Amenities & Features



Interior Features: Ceiling Fan(s),Dual Pane
Windows,Energy Star Air Pkg,Energy Star Qualified,ENERGY
STAR Qualified Windows,High Ceilings 9+,Low Emissivity
Windows,Walk In Closet(s),Water Purifier

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower Only

Patio/Deck: Other: Shade Screens

Assoc Amenities:
Clubhouse,Maintenance,Park,Pickleball,Pool,Recreation
Room,Sauna,Security,Spa/Hot Tub,Tennis Courts

Fireplace: None

Main Heating: Energy Star Qualified Equipment,ENERGY
STAR/ACCA RSI Qualified Installation,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features:
Courtyard,Solar Screens

Neighborhood Feature:
Exercise
Facilities,Golf,Lake,Paved
Street,Pickleball,Pool,Putting
Green,Rec Center,Spa,Tennis
Courts

Fireplace Location: Other:
None

Pool: Conventional: No

Laundry: Dryer,Energy Star
Qualified Washer,Laundry
Room,Washer

Main Cooling: Attic Fan,Ceiling
Fans,Gas

Patio/Deck: Covered,Patio

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Middle School: Mountain Vista

Elementary School: Mountain Vista

Fees and Taxes



Tax Year: 2022

Association & Fees:
HOA Amt (Monthly):
\$424

Assoc Fees Includes: Blanket Ins Policy,Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Gated Community,Pest Control,Roof Repair,Roof Replacement,Street Maint

Association & Fees: HOA Payment Frequency: Semi-Annually

