



\$539,950

30672 S OSPREY DR, ORACLE, AZ 85623, USA

<https://rehomes.us>

Beautiful Bria Villa in Saddlebrooke Ranch. Lots and lots of upgrades. This home has never been lived in and it is complete and 'move in' ready condition! Seller \$530,479 for this Villa in September 2022. Lots of attention to detail in this home. This home is a true "lock it and leave it". 2 Bedrooms [...]

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



 SBRanchRealty.com

Douglas Sedam

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2022

Days On Market: 12

County: Pinal

Lot Acres: 0.10 acres

Lot Dimensions: 50 X 85

View: Mountains,Residential

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4275.00 sq ft

MLS #: 22325247

Bathrooms Full: 2

List Number Main: 22325247

Municipality/Zoning: Oracle - CR3

Township: 10

Description

Legal Description: Lot 57 SBR Unit 21A S04 T10S R14E 4,275 sq. ft. .10 AC

Rooms

Sauna Level: Other

Dining Areas: Dining Area

Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

Kitchen Features:

Pantry: Walk-In

Extra Room: Den

Building Details

Lot Features: Elevated Lot,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1837.00 sq ft

Stories: One

Fence: Masonry

Garage/Carport Feat: Attached Garage/Carport

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Mediterranean

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

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Telephone: 520.818.6010

Accessibility Option: None

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Modified Bitumen, None

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: TRICO

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: SBR HOA

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-15-5900

Property Disclosures: Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office

ListingOfficeName: SBRanchRealty

Listing Office Address: 61082 E Angora Pl,
Oracle, AZ 85623

Listing Member Phone: (520) 829-5219 ext. 1

Listing Office Phone: (520) 829-5219

Listing Office Url:
<http://www.sbranchrealty.com>

Units Information



Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),Foyer,High Ceilings 9+,Storage,Walk In Closet(s)	Exterior Features: Courtyard,See Remarks
Sewer: Connected	Neighborhood Feature: Athletic Facilities,Exercise Facilities,Gated,Golf,Lake,Pickleball,Pool,Putting Green,Rec Center,Spa
Primary Bathroom Features: 2 Primary Baths,Double Vanity,Exhaust Fan,Shower & Tub,Shower Only	Fireplace Location: Other: None
Pool: Conventional: No	Assoc Amenities: Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts
Laundry: Dryer,Laundry Room,Washer	Fireplace: None
Main Cooling: Central Air,Zoned	Main Heating: Forced Air,Natural Gas
Patio/Deck: Covered,Paver	Pool: None
Security: Carbon Monoxide Detectors,Smoke Detector(s)	Spa: None, None
Water: Water Company	Water Heater: Natural Gas
Window Covering: Some	Gas: Natural
Guest Facilities: None	

Nearby Schools

High School: Other	Middle School: Other
Elementary School: Other	

Fees and Taxes



Tax Year: 2023

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

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

Association & Fees: HOA Payment Frequency: Semi-Annually

