



**\$489,950**

## **30685 S OSPREY DR, ORACLE, AZ 85623, USA**

<https://rehomes.us>

A beautiful and very modern 1837 Sq. Ft. Bria Villa in Saddlebrooke Ranch. Lots and lots of upgrades. Sellers moved into this home December 30th, 2022, so it is only 16-month's old and looks BRAND NEW inside! This home is a true "lock it and leave it" home. The home has a Great Room; Dining [...]

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



 SBRanchRealty.com

**Douglas Sedam**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2022

**Days On Market:** 36

**County:** Pinal

**Lot Acres:** 0.10 acres

**Lot Dimensions:** 75 X 59

**View:** Residential

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4421.00 sq ft

**MLS #:** 22410774

**Bathrooms Full:** 2

**List Number Main:** 22410774

**Municipality/Zoning:** Oracle - CR5

**Township:** 10

Description

**Legal Description:** Lot 48 SBR Unit 21A S06 T10S R14E 4,421 Sq. Ft. .10 Ac

Rooms

**Sauna Level:** Other

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

**Kitchen Features:** Convection Oven,Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave

**Kitchen Features:**

**Pantry:** Walk-In

**Extra Room:** Den,Office

Building Details

**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1837.00 sq ft

**Stories:** One

**Fence:** Block,Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**Construction Status:** New Construction



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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,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520.818.6010

**Home Protection: Plan By:** Fidelity

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-15-579

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**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:** Yes

**Accessibility Option:** None

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, None

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## 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>



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# Units Information

Unit Level: 1

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# Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows

**Sewer:** Connected

**Primary Bathroom Features:** 2 Primary Baths,Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room,Storage

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

**Patio/Deck:** Covered,Enclosed,Patio

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Courtyard

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Lake,Pickleball,Pool,Putting Green,Rec Center,Tennis Courts

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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# Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other



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## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Exterior Mnt of Unit,Front Yard Maint,Gated Community,Pest Control,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$425

**Association & Fees: HOA Payment Frequency:** Semi-Annually

