



**\$499,000**

**30789 S CANYON VISTA WAY, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

Beautiful Lago model villa with den located at the end of the street for incredible views and privacy, but still only a walk to the clubhouse area with all the amenities of this resort style community. Enjoy sunsets and sunrises from the comfort of your covered patio! This highly upgraded property features stylish light fixtures, [...]

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



**Stephen Argentati**

---

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2018

**Days On Market:** 7

**County:** Pinal

**Lot Acres:** 0.09 acres

**Lot Dimensions:** Irregular

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 3960.00 sq ft

**MLS #:** 22400397

**Bathrooms Full:** 2

**List Number Main:** 22400397

**Municipality/Zoning:** Pinal County - CR3

**View:** Mountains,Sunrise,Sunset

## Description

**Legal Description:** Lot 15, SB Ranch Unit 14A per 2016-000614 in Sec 5, Twnshp 10S, Rge 14E

## Rooms

**Sauna Level:** Oracle

**Kitchen Features:** **Pantry:** Closet

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

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Water Purifier

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Den,Office

## Building Details

**Lot Features:** Corner Lot,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1776.00 sq ft

**Stories:** One

**Fence:** Stucco Finish,Wrought Iron

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**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,Low Care,Shrubs

**Horse Property:** No

**Electric:** **Electric Company:** Trico

**Driveway:** **Paved:** Concrete

**Subdivision Restrict:** **Age Restrictions:** Yes

**Association & Fees:** **HOA Transfer Fee:** \$368

**Association & Fees:** **HOA Telephone:** 602-957-9191

**Accessibility Option:** Door Levers,Level

**Community:** None

**Tax Code:** 305-14-8020

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Sat Dish,Smart Panel,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear:** Other: Decorative Gravel,Low Care,Shrubs

**Subdivision Restrict:** **Deed Restrictions:** Yes

**Association & Fees:** **HOA:** Yes

**Association & Fees:** **HOA Name:** AAM, LLC

**Home Protection:** **Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Submit,VA

---

## Listing Office

**ListingOfficeName:** Oracle Land & Homes

**Listing Office Address:** 1812 W American Ave, Oracle, AZ 85623

**Listing Member Phone:** (520) 490-5232

**Listing Office Phone:** (520) 896-9099

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



---

## Amenities & Features

**Interior Features:**

Ceiling Fan(s),Dual Pane  
Windows,Foyer,High  
Ceilings 9+,Low Emissivity  
Windows,Walk In  
Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom**

**Features:** Double  
Vanity,Exhaust  
Fan,Shower Only

**Pool: Conventional:** No

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

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

**Patio/Deck:**  
Covered,Patio

**Security:** Gated,Smoke  
Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Paved  
Street,Pickleball,Pool,Putting Green,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:**

Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,Spa/Hot  
Tub,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

---

## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Mountain Vista

---

## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt (Monthly):** \$441

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

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

