



**\$599,900**

**30970 S OBSIDIAN DR, ORACLE, AZ 85623, USA**

<https://rehomes.us>

- 2 beds
- 3.00 baths
- Single Family Residence
- Residential
- Active

Don't miss out! This beautiful Alora model is move-in ready today. Built in 2022, so lightly lived in- this designer home looks, feels, and shows brand new. Landscaped and plants are growing in for privacy. Extended space in kitchen, dining area, primary bedroom, primary bath, & den. The many premium upgrades include wall ovens, deluxe [...]



**Leslie Brown**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3.00 baths  
**Year built:** 2022  
**Days On Market:** 3  
**County:** Pinal  
**Lot Acres:** 0.21 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Lot size:** 9267.00 sq ft  
**MLS #:** 22317533  
**Bathrooms Full:** 2  
**List Number Main:** 22317533  
**Municipality/Zoning:** Pinal County - CR3  
**Township:** 10

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## Description

**Legal Description:** Lot 26 in Saddlebrooke Ranch Unit 17 according to plat of record fee no.2019-036607 in Sec 4, Twnshp 10S, Rge 14E

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## Rooms

<b>Sauna Level:</b> Other	<b>Laundry Level:</b> Full cabinets
<b>Kitchen Features:</b> <b>Countertops:</b> Quartz	<b>Kitchen Features: Pantry:</b> Walk-In
<b>Kitchen Features: Appliance Color:</b> Stainless	<b>Dining Areas:</b> Breakfast Bar,Dining Area
<b>Extra Room:</b> Den,Office	<b>Kitchen Features:</b> Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Lazy Susan,Microwave,Refrigerator

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## Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2112.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Electric Door Opener,Golf Cart Garage

**Floor covering:** Carpet, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Southwestern

**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,Sprinkler/Drip

**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) 895-9200

**Accessibility Option:** Door Levers,Level

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet,Smart Panel,Smart Thermostat

**Special Listing Conditions:** None

**Co-op Fee:** \$2

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-15-353

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Oracle Land & Homes

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

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

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

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## Amenities & Features

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

**Sewer:** Connected

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

**Patio/Deck: Other:** Pavered extension

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:**  
Courtyard,Plantation Shutters

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other





# Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** Common Area Maint,Gated Community,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$264

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

