



\$469,900

30949 S OBSIDIAN DR, ORACLE, AZ 85623, USA

<https://rehomes.us>

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

Say hello to this beautifully upgraded Hermosa model in the exciting active-adult community of SaddleBrooke Ranch. Walk past the tastefully landscaped front yard, through the foyer to the Great Room with TV and Fireplace. The kitchen features upgraded Beechwood cabinetry, pull-out shelves, black stainless-steel appliances, and Granite countertops. The primary suite boasts an en-suite with [...]



Judith Yazzie



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 2 beds
Bathrooms: 2.00 baths	Lot size: 8041.00 sq ft
Year built: 2020	MLS #: 22413005
Days On Market: 30	Bathrooms Full: 2
County: Pinal	List Number Main: 22413005
Lot Acres: 0.18 acres	Municipality/Zoning: Oracle - CR3
Lot Dimensions: Irregular	View: Residential,Sunrise

Description

Legal Description: See office remarks

Rooms

Sauna Level: Other	Kitchen Features:
	Appliance Color: Other
Dining Areas: Breakfast Bar,Dining Area	Extra Room: None
Kitchen Features: Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator	

Building Details



Lot Features: East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1606.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Frame,Stucco Finish

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,Desert Plantings,Low Care

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Desert Plantings,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: Saddlebrooke Ranch

Accessibility Option: Door Levers,Level

Community: None

Tax Code: 305-15-3400

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: No SPDS

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$350

Home Protection: Offered: No

Assessments: \$0

Fire Protection: Included in Taxes

Property Disclosures: Insurance Claims History Report

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office



ListingOfficeName: Realty One Group Integrity

Listing Office Phone: (520) 447-5922

Listing Office Address: 8387 N Oracle Rd Ste 100, Tucson, AZ 85704

Units Information

Unit Level: 1

Amenities & Features

Interior Features: 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: Extended

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

Fireplace: None

Main Heating: Forced Air,Natural Gas

Security: Gated,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: BBQ

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

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Other

Elementary School: Other

Middle School: Other





Fees and Taxes

Tax Year: 2023	Assoc Fees Includes: Common Area Maint,Gated Community,Street Maint
Association & Fees: HOA Amt (Monthly): \$264	Association & Fees: HOA Payment Frequency: Semi-Annually

