



**\$629,599**

**30952 S BLUE GRANITE LN, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

The home has spacious outdoor living space and is a great home for entertaining! You will appreciate the Designer touches throughout, including quartz countertops & woodcase cabinets in the Kitchen, and a Media Alcove in the Great Room. Upgraded Delta Plumbing Fixtures in Stainless Coordinating Delta Bath Accessories in Stainless. 4' Extension to Garage & [...]



**Staci Klaus**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2023

**Days On Market:** 15

**County:** Pinal

**Lot Acres:** 0.20 acres

**Lot Dimensions:** 119.70 x 19.17 x 54.83 x 120.20 x 70.00

**View:** Desert,Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 8643.00 sq ft

**MLS #:** 22325618

**Bathrooms Full:** 2

**List Number Main:** 22325618

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** LOT 3 OF SADDLEBROOKE RANCH UNIT 17

Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Walk-In

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

**Kitchen Features:** Dishwasher,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Garbage Disposal,Gas Cooktop,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** Quartz

**Kitchen Features:** **Appliance Color:** Stainless

**Extra Room:** Den

Building Details



<b>Lot Features:</b> Subdivided	<b>Garage/Carport Feat:</b> Electric Door Opener,Golf Cart Garage
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Laminate, Wood
<b>Basement:</b> No	<b>Construction:</b> Frame
<b>Main House SqFt:</b> 1912.00 sq ft	<b># of Garage Spaces:</b> 2.50
<b>Stories:</b> One	<b>Style:</b> Contemporary
<b>Fence:</b> None	<b>Construction Status:</b> New Construction

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## Miscellaneous

<b>Compensation Disclaimer:</b> The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.	<b>Special Listing Conditions:</b> Public Report
<b>Subdivision Name:</b> Saddlebrooke Ranch	<b>Co-op Fee:</b> \$3
<b>Landscape - Front: Other:</b> Desert Plantings,Low Care	<b>Direction:</b> S
<b>Horse Property:</b> No	<b>Horse Facilities:</b> No
<b>Electric: Electric Company:</b> Trico Electric	<b>Landscape - Rear: Other:</b> Low Care
<b>Driveway: Paved:</b> Concrete	<b>Subdivision Restrict: Deed Restrictions:</b> Yes
<b>Subdivision Restrict: Age Restrictions:</b> Yes	<b>Association &amp; Fees: HOA:</b> Yes
<b>Home Protection: Offered:</b> No	<b>Accessibility Option:</b> None
<b>Assessments:</b> \$0	<b>Section:</b> 4
<b>Community:</b> None	<b>Fire Protection:</b> Included in Taxes
<b>Tax Code:</b> 305-15-330	<b>Range:</b> 14.00
<b>Property Disclosures:</b> None	<b>Road Type:</b> Paved
<b>Road Maintenance:</b> HOA	<b>Technology:</b> Tile, Alarm System,Ceiling Speakers,Pre-Wired Sat Dish,Pre-Wired Srnd Snd
<b>Terms:</b> Cash,Conventional	

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## Listing Office



**ListingOfficeName:** SaddleBrooke Development Co

**Listing Office Address:** 59680 E. Robson Circle, Oracle, AZ 85623

**Listing Office Phone:** (520) 818-6000

**Listing Member Phone:** (520) 260-8819

## Units Information

**Unit Level:** 1

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Fire Sprinklers,Foyer

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Energy Star Qualified Dryer,Energy Star Qualified Washer,Laundry Room

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

**Patio/Deck:** Patio

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Gated,Golf,Jogging/Bike Path,Pickleball,Pool,Putting Green,Rec Center,Walking Trail

**Fireplace Location: Other:** None

**Assoc Amenities:** Clubhouse,Maintenance,Pickleball,Pool,Recreation Room,Security,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**Main Heating:** Forced Air

**Security:** Alarm Leased,Gated,Prewired,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** None

**Guest Facilities:** None





## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary 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

