



\$1,099,000

**30965 S BLUE GRANITE LN, ORACLE, AZ
85623, USA**

<https://rehomes.us>

Welcome to The Avalon, one of the most sought-after floor plans at Saddlebrook Ranch. This stunning home is spacious and luxurious in every way. The moment you pass through the front door you will be greeted by an expansive living space that welcomes you with designer features in every direction. Soaring ceilings with crown molding [...]

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



Judith Yazzie

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2021

Days On Market: 23

County: Pinal

Lot Acres: 0.21 acres

Lot Dimensions: Irregular

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 9100.00 sq ft

MLS #: 22402482

Bathrooms Full: 2

List Number Main: 22402482

Municipality/Zoning: Oracle - CR3

View: Desert,Panoramic,Sunrise

Description

Legal Description: LOT 79 OF SADDLEBROOKE RANCH UNIT SEVENTEEN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE PINAL COUNTY RECORDER

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Walk-In

Dining Areas: Breakfast Bar,Dining Area

Kitchen Features: Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Wine Cooler

Kitchen Features: Countertops: Quartz

Kitchen Features: Appliance Color: Stainless

Extra Room: Den

Building Details



Lot Features: Adjacent to Wash,Borders Common Area,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Construction: Frame,Stucco Finish

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

Construction Status: Existing

Garage/Carport Feat: Epoxy floor, Additional Garage,Electric Door Opener,Extended Length,Utility Sink

Floor covering: Carpet, Vinyl

Floor Covering: Other: LVP

Main House SqFt: 2626.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish,Wrought Iron

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,Trees

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: SaddleBrooke Ranch

Accessibility Option: Door Levers,Entry,Level,Roll-In Shower,Wide Doorways

Community: None

Tax Code: 305-15-4060

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet,Smart Panel

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

Landscape - Rear: Other: Artificial Turf,Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

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



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

Listing Member Phone: (541)
891-5362

Amenities & Features

Interior Features: Ceiling Fan(s),Foyer,High
Ceilings 9+,Split Bedroom Plan,Storage,Walk In
Closet(s),Wall Paper,Water Softener,Whl Hse Air Filt
Sys

Sewer: Connected

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

Patio/Deck: Other: Travertine

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

Fireplace: Gas

Main Heating: Forced Air,Natural Gas,Zoned

Pool: Heated,Salt Water

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: BBQ,Outdoor Kitchen

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

Fireplace Location: Other: Patio

Pool: Conventional: Yes

Laundry: Dryer,Laundry
Room,Sink,Washer

Main Cooling: Central Air,Zoned

Patio/Deck: Covered,Paver

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None

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: Monthly

