



**\$657,500**

**30985 S OBSIDIAN DR, ORACLE, AZ 85623, USA**

<https://rehomes.us>

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

This beautifully appointed Bella in SaddleBrooke Ranch has it all – why wait to build? Waterfall quartz island with upgraded "group 5" 41 inch kitchen cabinets, gas cooktop, double oven and fabulous built-in pantry by Cal Closets. Living room bumped out, den extended 2' with glass French doors. Quartz counters, tall base molding, two-tone paint [...]



**Helen Graham**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2021

**Days On Market:** 5

**County:** Pinal

**Lot Acres:** 0.16 acres

**Lot Dimensions:** 62 x 112 x 62 x 112

**View:** Mountains,Residential,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6927.00 sq ft

**MLS #:** 22408457

**Bathrooms Full:** 2

**List Number Main:** 22408457

**Municipality/Zoning:** Other - CALL

**Township:** 10

## Description

**Legal Description:** Lot 15 of SaddleBrooke Ranch Unit Seventeen, According To The Pla T Of Record In Pinal County Assessor, Arizona

## Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Convection Oven,Electric Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Cooktop,Microwave

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

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

**Extra Room:** Den

## Building Details



**Lot Features:** Adjacent to Wash,East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Stucco Finish,Wood Frame

**# of Garage Spaces:** 2.50

**Style:** Contemporary,Southwestern

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile, Vinyl

**Window Covering:** **Other:** Shutters

**Main House SqFt:** **1956.00** sq ft

**Stories:** One

**Fence:** Wrought Iron

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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,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Desert Plantings,Low Care,Sprinkler/Drip,Trees

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-15-3420

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

**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:** \$2,740

**Association & Fees: HOA Telephone:** 480-895-9200

**Accessibility Option:** Door Levers

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (303) 902-6633

**Listing Office Phone:** (520) 665-4200

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



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# Units Information

Unit Level: 1

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## Amenities & Features

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

**Sewer:** Connected

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

**Water: Other:** Arizona Water

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** Quarters

**Exterior Features:** Native Plants

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

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered,Patio,Paver

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

**Water:** Water Company

**Gas:** Natural

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## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other

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## Fees and Taxes



**Tax Year:** 2023

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

**Association & Fees: HOA Amt (Monthly):** \$265

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

