



**\$729,000**

**31048 S CANYON VISTA WAY, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

Views, Views, Views! Fantastic and rare opportunity in the heart of SaddleBrooke Ranch. This spectacular Vienta is a dream come true. Overlooking the 7th green, you will enjoy views of the mountains, amazing Arizona sunsets, and the picturesque golf course. Chef's kitchen offers a generous island, granite countertops and upgraded Stainless Steel appliances. The tranquil [...]

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



**Judith Yazzie**



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 3.00 baths	<b>Lot size:</b> 8640.00 sq ft
<b>Year built:</b> 2018	<b>MLS #:</b> 22412905
<b>Days On Market:</b> 31	<b>Bathrooms Full:</b> 2
<b>County:</b> Pinal	<b>List Number Main:</b> 22412905
<b>Lot Acres:</b> 0.20 acres	<b>Municipality/Zoning:</b> Oracle - CR3
<b>Lot Dimensions:</b> Irregular	<b>View:</b> Golf Course,Mountains,Sunset

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# Description

**Legal Description:** LOT 01 SADDLEBROOKE RANCH UNIT FOURTEEN A, PER 2016-000614, IN SECTION 5 TOWNSHIP 10 S RANGE 14 EAST, 8640 SQ FT .20acr

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# Rooms

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

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# Building Details



**Lot Features:** Borders Common Area,Corner Lot,On Golf Course

**# 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:** Attached Garage/Carport,Electric Door Opener,Golf Cart Garage,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Snake fencing

**Main House SqFt:** 2302.00 sq ft

**Stories:** One

**Fence:** Stucco Finish,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,Low Care,Sprinkler/Drip

**Horse Property:** 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,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

**Co-op Fee:** \$3

**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

**Accessibility Option:** Door Levers,Level,Wide Hallways

**Community:** None

**Tax Code:** 305-14-7880

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet



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## 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

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Entertainment Center Built-In,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s),Water Softener

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Patio/Deck: Other:** Remote shades

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

**Fireplace:** None

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

**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,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Laundry Room

**Main Cooling:** Central Air,Zoned

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

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Other

**Elementary School:** Other

**Middle School:** Other





# Fees and Taxes

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

