



\$1,049,000

32185 CATTLE TRL, ORACLE, AZ 85623, USA

<https://rehomes.us>

Why wait to Build? This gorgeous Avalon is almost brand new and has barely been lived in. Located right on the golf course, this home captures wonderful views of the course & mountains beyond. Home has over \$250k of upgrades including optional 3rd bedroom guest suite, 2' den extension, French oak flooring throughout. Chef's Kitchen [...]

- 3 beds
- 4.00 baths
- Single Family Residence
- Residential
- Active



Nara Brown

Basics



Category: Residential

Status: Active

Bathrooms: 4.00 baths

Year built: 2021

Days On Market: 58

County: Pinal

Lot Acres: 0.20 acres

Lot Dimensions: 72x120

View: Desert,Golf Course,Mountains

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 8592.00 sq ft

MLS #: 22309591

Bathrooms Full: 3

List Number Main: 22309591

Municipality/Zoning: Oracle - CR3

Township: 10

Description

Legal Description: Lot 60 of Saddlebrooke Ranch Unit Six

Rooms

Sauna Level: Oracle

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

Dining Areas: Breakfast Bar,Formal Dining Room

Kitchen Features: Convection Oven,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Gas Oven,Island,Microwave,Refrigerator,Wet Bar,Wine Cooler

Kitchen Features: **Countertops:** Marble

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: East/West Exposure,On Golf Course

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 2968.00 sq ft

Stories: One

Fence: None

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

Floor covering: Engineered Wood

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary

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,Sprinkler/Drip

Horse Property: No

Electric: Electric Company: TRICO

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Name: Saddlebrooke Ranch

Home Protection: Offered: No

Assessments: \$0

Community: None

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,High Speed Internet

Special Listing Conditions: None

Co-op Fee: \$3

Direction: S

Horse Facilities: No

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

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

Accessibility Option: None

Section: 8

Attribution Contact: 520-390-6000

Tax Code: 305-15-515

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional

Listing Office



ListingOfficeName: Long Realty Company

Listing Office Phone: (520) 918-6500

Listing Office Address: 8540 N. Oracle Rd, Oro Valley, AZ 85704

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

Listing Member Phone: (520) 390-6000

Amenities & Features

Interior Features: Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s),Water Purifier,Water Softener,Wet Bar

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck: Covered,Patio,Paver

Spa: None, None

Water Heater: Tankless Water Htr

Gas: Natural

Exterior Features: BBQ-Built-In

Neighborhood Feature: Exercise Facilities,Gated,Golf,Jogging/Bike Path,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

Fireplace Location: Other: Patio

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

Fireplace: Gas

Main Heating: Forced Air

Security: Gated,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Middle School: Mountain Vista

Elementary School: Mountain Vista

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

