



**\$600,000**

## **32860 S EGRET TRAIL, ORACLE, AZ 85623, USA**

<https://rehomes.us>

Looking for the perfect home in Saddlebrooke Ranch? This pristine Dolce model offers tranquility and space to make you feel right at home. The open floorplan with neutral porcelain tile and soaring ceilings is a wonderful gathering space. The kitchen is so tastefully done with upgraded soft close cabinets, pendant lighting, quartz countertops, a spacious [...]

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



**Jennifer Krautz**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2016

**Days On Market:** 2

**County:** Pinal

**Lot Acres:** 0.17 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7507.00 sq ft

**MLS #:** 22323948

**Bathrooms Full:** 2

**List Number Main:** 22323948

**Municipality/Zoning:** Oracle - CR3

**Township:** 10

Description

**Legal Description:** Lot 43 of Saddlebrooke Ranch Unit 4 B In Plat Fee 2015-006731 In Sec o8-10S-14E

Rooms

**Sauna Level:** Oracle

**Kitchen Features:** **Pantry:** Closet

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

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

**Kitchen Features:** **Countertops:** quartz

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

**Extra Room:** Den,None

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1960.00 sq ft

**Stories:** One

**Fence:** None

**Garage/Carport Feat:** Electric Door Opener,Extended Length,Golf Cart Garage,Separate Storage Area,Utility Sink

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Modern

**Construction Status:** Existing

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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

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Desert Plantings,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520-818-6010

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

**Section:** 8

**Attribution Contact:** 520-971-1412

**Tax Code:** 305-14-741

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,FHA,Submit,VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** TEP

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Name:** SBR HOA

**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

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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 4051 E. Sunrise Dr No. 101, Tucson, AZ 85718

**Listing Member Phone:** (520) 971-1412

**Listing Office Phone:** (520) 299-2201

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Insulated Windows,Storage,Walk In Closet(s)

**Sewer:** Connected

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

**Patio/Deck: Other:** remove acces

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

**Fireplace:** None

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

**Security:** Gated,Smoke Detector(s),Wrought Iron Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Native Plants

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Lake,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Room,Storage,Washer

**Main Cooling:** Ceiling Fans,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:** San Manuel Jr/Sr High School

**Middle School:** Gardner

**Elementary School:** Mountain Vista



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## Fees and Taxes

**Tax Year:** 2021

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Garbage Collection,Gated Community,Street Maint

**Association & Fees: HOA  
Amt (Monthly):** \$245

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

