



**\$689,000**

## **32883 CATTLE TRL, ORACLE, AZ 85623, USA**

<https://rehomes.us>

The best kept secret in SaddleBrooke Ranch. This highly sought-after Fresco floorplan is sure to impress with its sparkling pool and revitalizing spa. Enter through the elegant foyer to an expansive great room perfect for entertaining. The modern fireplace feature is truly captivating, and one of a kind. The separate Dining Area with its built-in [...]

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



**Judith Yazzie**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2017

**Days On Market:** 6

**County:** Pinal

**Lot Acres:** 0.15 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Panoramic,Residential,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6622.00 sq ft

**MLS #:** 22411476

**Bathrooms Full:** 2

**List Number Main:** 22411476

**Municipality/Zoning:** Oracle - CR3

**Township:** 10

## Description

**Legal Description:** LOT 81 OF SADDLEBROOKE RANCH UNIT FOUR B IN PLAT FEE IN2015-006731 IN SEC 08-10S-14E 6622 SQ FT 0.15 AC

## 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,Gas Cooktop,Island,Microwave,Refrigerator

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

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Den,Office

## Building Details



**Lot Features:** Adjacent to Wash

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco,Stucco Finish

**# of Garage Spaces:** 2.50

**Style:** Contemporary,Southwestern

**Construction Status:** Existing

**Garage/Carport Feat:** Golf Cart Garage

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Snake Fencing

**Main House SqFt:** 2019.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

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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,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-7790

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Exchange,VA

**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:** \$350

**Accessibility Option:** Door Levers,Level

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet,Smart Panel,Surround Sound



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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

**Listing Member Phone:** (541)  
891-5362

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## Units Information

**Unit Level:** 1

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## Amenities & Features

**Interior Features:** Ceiling Fan(s),Foyer,High Ceilings  
9+,Solar Tube(s),Split Bedroom Plan,Storage,Walk In  
Closet(s),Water Purifier,Whl Hse Air Filt Sys

**Sewer:** Connected

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

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

**Fireplace Location: Other:** Great Room

**Pool: Conventional:** Yes

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

**Laundry:** Dryer,Laundry  
Room,Sink,Washer

**Fireplace:** See Remarks

**Main Cooling:** Central  
Air,Zoned

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

**Patio/Deck:** Covered

**Pool:** Heated,Salt Water

**Security:** Gated

**Spa:** Conventional, Conventional

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Stay

**Gas:** Natural

**Guest Facilities:** None

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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): \$264

Association & Fees: HOA Payment Frequency: Monthly

