



**\$495,000**

**32898 S EGRET TRAIL, ORACLE, AZ 85623, USA**

<https://rehomes.us>

A meticulously cared for and highly upgraded Dolce Model on a beautifully landscaped lot that backs to a small Arroyo creating nice separation between the homes. The home layout consists of 2 Bedroom En Suites plus a Powder Room. There are grab bars in both showers and toilet areas. Great Room; Dining Area; Spacious Den; Kitchen [...]

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



**Lexi Clark**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2017

**Days On Market:** 6

**County:** Pinal

**Lot Acres:** 0.17 acres

**Lot Dimensions:** irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7517.00 sq ft

**MLS #:** 22313645

**Bathrooms Full:** 2

**List Number Main:** 22313645

**Municipality/Zoning:** Oracle - CR1

**Township:** 10

Description

**Legal Description:** Lot 45 of SaddleBrooke Ranch Unit Four

Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Cabinet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Garbage Disposal,Gas Hookup Available,Island,Microwave,Refrigerator

**Kitchen Features:** **Countertops:** granite

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

**Extra Room:** Den

Building Details



**Lot Features:** Borders Common Area,East/West Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1765.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**Style:** Contemporary

**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:** Low Care

**Horse Property:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** 480-895-0136

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-743

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,VA

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Driveway:** To Property Line

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet



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## Listing Office

**ListingOfficeName:** Realty Executives Arizona Territory

**Listing Office Phone:** (520) 877-4940

**Listing Office Address:** 6760 N. Oracle Road Suite 130, Tucson, AZ 85704

**Listing Office Url:** [www.RealtyExAz.com](http://www.RealtyExAz.com)

**Listing Member Phone:** (520) 500-7238

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## Amenities & Features

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

**Neighborhood Feature:** Athletic Facilities,Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Rec Center,Spa,Tennis Courts

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered

**Security:** None

**Water:** Water Company

**Window Covering:** Stay

**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:** 2022

**Association & Fees: HOA Amt (Monthly):** \$230

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

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

