



**\$629,000**

## **32915 CATTLE TRL, ORACLE, AZ 85623, USA**

<https://rehomes.us>

This popular Fresco model can be yours today! This beautiful home offers a custom designed backyard w/a babbling fountain, Catalina mountain view, outdoor kitchen, & mature lemon & orange trees. Fully enclosed w/wrought iron wildlife deterrent fencing ideal for small dogs. A stunning kitchen includes quartz countertops, large island, upgraded cabinets w/ roll-out drawers, walk-in [...]

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



**Leslie Brown**

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2016

**Days On Market:** 9

**County:** Pinal

**Lot Acres:** 0.15 acres

**Lot Dimensions:** Irregular

**View:** Mountains,Sunrise

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6622.00 sq ft

**MLS #:** 22405646

**Bathrooms Full:** 2

**List Number Main:** 22405646

**Municipality/Zoning:** Pinal County - CR3

**Township:** 10

Description

**Legal Description:** Lot 79 of SB Ranch Unit 4B in Plat Fee 2015-006731 in Sec 8, Twnshp 10S, Rge 14E

Rooms

**Sauna Level:** Oracle

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

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

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

**Extra Room: Other:** Dining Areas: Breakfast Bar,Dining Area

**Extra Room:** Two built in desks

**Extra Room:** Den,Office

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

Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2139.00 sq ft

**Stories:** One

**Fence:** Masonry,Wrought Iron

**Garage/Carport Feat:** Workbench, cabinets, Electric Door Opener,Golf Cart Garage

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**Style:** Contemporary,Southwestern

**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:** Artificial Turf,Decorative Gravel,Low Care,Shrubs,Sprinkler/Drip,Trees

**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) 895-9200

**Accessibility Option:** Door Levers,Level

**Section:** 8

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet,Pre-Wired Sat Dish,Satellite Dish,Smart Panel,Smart Thermostat

**Special Listing Conditions:** None

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

**Direction:** S

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** Saddlebrooke Ranch

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-777

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

**Road Maintenance:** HOA

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



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## Listing Office

**ListingOfficeName:** Oracle Land & Homes

**Listing Office Phone:** (520) 896-9099

**Listing Office Address:** 1812 W American Ave,  
Oracle, AZ 85623

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

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## Amenities & Features

**Interior Features:**

Ceiling Fan(s),Dual Pane  
Windows,Foyer,High  
Ceilings 9+,Split Bedroom  
Plan,Storage,Walk In  
Closet(s),Water  
Softener,Wet Bar

**Sewer:** Connected

**Primary Bathroom**

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

**Pool: Conventional:** No

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

**Main Cooling:** Ceiling  
Fans,Central Air,Zoned

**Patio/Deck:**  
Covered,Patio

**Security:** Gated,Smoke  
Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** BBQ-Built-In,Fountain,Outdoor  
Kitchen,Plantation Shutters,Solar Screens

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

**Fireplace Location: Other:** Patio

**Assoc Amenities:**

Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,Spa/Hot  
Tub,Tennis Courts

**Fireplace:** Firepit

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools



**High School:** Canyon Del Oro  
**Elementary School:** Mountain Vista

**Middle School:** Mountain Vista

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## Fees and Taxes

<b>Tax Year:</b> 2022	<b>Assoc Fees Includes:</b> Common Area Maint,Gated Community,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$265	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

