



**\$559,900**

**60191 E ARROYO VISTA DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

This Dolce model has everything you need to pursue the Southern Arizona 55+ Lifestyle at beautiful Saddlebrooke Ranch. This Dolce Open Floor Plan with 1876 sq. ft provides a sense of space with High Ceilings. The kitchen is upgraded to include Stainless Steel Appliances, a Large Island, Granite Countertops, and Tiled Backsplash. The Owners Suite [...]

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



**Lynn Baker**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2013

**Days On Market:** 5

**County:** Pinal

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 65 X 102

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6534.00 sq ft

**MLS #:** 22400522

**Bathrooms Full:** 2

**List Number Main:** 22400522

**Municipality/Zoning:** Oracle - CR3

**View:** None

## Description

**Legal Description:** Lot 34 Saddlebrooke Ranch Unit Three In Sec 08-10S-14E & A Potion Of Sec05-10S-14E & A Portion Of Sec 05-10S-14E Cab G

## Rooms

**Sauna Level:** Oracle

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

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Refrigerator,Reverse Osmosis

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

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

**Extra Room:** Den

## Building Details



**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1876.00 sq ft

**Stories:** One

**Fence:** Wrought Iron

**Garage/Carport Feat:** Attached Garage/Carport,Electric Door Opener,Extended Length,Golf Cart Garage

**Floor covering:** Concrete, Engineered Wood

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Modern,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. **Special Listing Conditions:** None

**Subdivision Name:** Saddlebrooke Ranch

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

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Low Care,Sprinkler/Drip

**Direction:** S

**Horse Property:** No

**Horse Facilities:** No

**Electric: Electric Company:** Trico

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

**Driveway: Paved:** Concrete

**Subdivision Restrict: Deed Restrictions:** No

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** Yes

**Home Protection: Plan By:** Fidelity National

**Accessibility Option:** None

**Assessments:** \$0

**Community:** None

**Fire Protection:** Included in Taxes

**Tax Code:** 305-14-178

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

**Road Type:** Paved

**Road Maintenance:** HOA

**Technology:** Tile, None

**Terms:** Cash,Conventional,VA

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## Listing Office



**ListingOfficeName:** SBRanchRealty

**Listing Office Phone:** (520) 829-5219

**Listing Office Address:** 61082 E Angora Pl,  
Oracle, AZ 85623

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

**Listing Member Phone:** (520) 829-5219

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## Amenities & Features

**Interior Features:** Bay Window,Ceiling  
Fan(s),Foyer,High Ceilings 9+,Storage,Water Purifier

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

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Pool:** None

**Spa:** Hot Tub, Hot Tub

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

**Patio/Deck:** Covered,Patio,Paver,Slab

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

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Gardner

**Elementary School:** Ave B/1st Ave

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## 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

