



**\$439,000**

**60437 E ARROYO VISTA DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

A unique opportunity to purchase an affordable single-family home in SaddleBrooke Ranch! A perfectly priced & meticulously cared for home is ready for you to move right in. You will have your own spacious, low maintenance yard that can be fenced in for added privacy. Enjoy an open & bright great room, spotless kitchen w/island [...]



**Jane Taft**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Days On Market:** 6

**County:** Pinal

**Lot Acres:** 0.15 acres

**Lot Dimensions:** Irregular

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6534.00 sq ft

**MLS #:** 22325928

**Bathrooms Full:** 2

**List Number Main:** 22325928

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

**Township:** 10

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## Description

**Legal Description:** LOT 33 SADDLEBROOKE RANCH UNIT ONE CAB G - SLD 039 SECS 5, 8, 9 10S-14E

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## Rooms

**Sauna Level:** Other

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

**Extra Room:** None

**Kitchen Features: Countertops:** Granite

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

**Kitchen Features:** Dishwasher,Exhaust Fan,Garbage Disposal,Island,Microwave,Water Purifier

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## Building Details



**Lot Features:** North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1566.00 sq ft

**Stories:** One

**Fence:** Masonry

**Garage/Carport Feat:** Electric Door Opener,Golf Cart Garage,Utility Sink

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.50

**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:** Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-043

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**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, Cable TV,High Speed Internet



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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.oraclelandandhomes.com>

**Listing Member Phone:** (530) 513-1298

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

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

**Fireplace Location: Other:** None

**Assoc Amenities:**

Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,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:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Patio

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

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None





## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other



## 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:** Semi-  
Annually

