



**\$677,000**

**60539 E ARROYO VISTA DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

Enjoy wonderful panoramic mountain views from your pergola extended covered patio in this beautiful expanded Artesa model that includes a den & bay windows in dining area, and both primary & guest rooms. Fully fenced, the patio has a paved extension to provide more opportunity to enjoy that beautiful vista. A front courtyard adds to [...]

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



**Leslie Brown**

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**Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2011  
**Days On Market:** 40  
**County:** Pinal  
**Lot Acres:** 0.14 acres  
**Lot Dimensions:** Irregular  
**View:** Desert,Mountains,Panoramic

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Lot size:** 6098.00 sq ft  
**MLS #:** 22311058  
**Bathrooms Full:** 2  
**List Number Main:** 22311058  
**Municipality/Zoning:** Pinal County - CR3  
**Township:** 10

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## Description

**Legal Description:** Lot 38 of SB Ranch Unit 1 CAB G-SLD 039

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## Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator

**Kitchen Features:**  
**Countertops:** Quartz  
**Kitchen Features:**  
**Appliance Color:** Stainless  
**Extra Room:** Den,Office

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## Building Details



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

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1947.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish,Wrought Iron

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**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:** 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 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,Satellite Dish,Smart Panel,Smart Thermostat

**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 Name:** Saddlebrooke Ranch

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-048

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

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

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

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## Amenities & Features



<p><b>Interior Features:</b> Bay Window,Ceiling Fan(s),Entertainment Center Built-In,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s)</p> <p><b>Sewer:</b> Connected</p>	<p><b>Exterior Features:</b> Courtyard,Plantation Shutters</p> <p><b>Neighborhood Feature:</b> Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Putting Green,Spa,Tennis Courts,Walking Trail</p>
<p><b>Primary Bathroom Features:</b> Double Vanity,Exhaust Fan,Shower Only</p>	<p><b>Fireplace Location: Other:</b> None</p>
<p><b>Patio/Deck: Other:</b> Pergola</p>	<p><b>Pool: Conventional:</b> No</p>
<p><b>Assoc Amenities:</b> Clubhouse,Maintenance,Pickleball,Pool,Sauna,Security,Spa/Hot Tub,Tennis Courts</p>	<p><b>Laundry:</b> Dryer,Laundry Room,Storage,Washer</p>
<p><b>Fireplace:</b> None</p>	<p><b>Main Cooling:</b> Ceiling Fans,Central Air</p>
<p><b>Main Heating:</b> Forced Air,Natural Gas</p>	<p><b>Patio/Deck:</b> Covered,Patio,Paver</p>
<p><b>Security:</b> Carbon Monoxide Detectors,Gated,Smoke Detector(s)</p>	<p><b>Spa:</b> None, None</p>
<p><b>Water:</b> Water Company</p>	<p><b>Water Heater:</b> Natural Gas</p>
<p><b>Window Covering:</b> Stay</p>	<p><b>Gas:</b> Natural</p>
<p><b>Guest Facilities:</b> None</p>	

**Nearby Schools**

<b>High School:</b> Other	<b>Middle School:</b> Other
<b>Elementary School:</b> Other	

**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> \$264	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

