



\$598,500

**60551 E ARROYO VISTA DR, ORACLE, AZ
85623, USA**

<https://rehomes.us>

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

Privacy & panoramic mountain views await in this delightful, affordable Mateo model. Relax & enjoy the view in the fully fenced backyard w/generous covered patio extending out into a paver patio & full length shady ramada. Kitchen has plenty of cabinet space, electric range, granite countertops, under cabinet lights, wine cooler, & walk in pantry. [...]



Leslie Brown

Basics



Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 2 beds
Bathrooms: 2.00 baths	Lot size: 6098.00 sq ft
Year built: 2009	MLS #: 22321800
Days On Market: 5	Bathrooms Full: 2
County: Pinal	List Number Main: 22321800
Lot Acres: 0.14 acres	Municipality/Zoning: Pinal County - CR3
Lot Dimensions: Irregular	View: Mountains,Panoramic

Description

Legal Description: Lot 39 SB Ranch Unit 1 Cab G-SLD 039, Sec 5,8,9, 10S, 14E

Rooms

Sauna Level: Other	Laundry Level: Cabinets & Broom Clo
Kitchen Features: Countertops: Granite	Kitchen Features: Pantry: Walk-In
Kitchen Features: Appliance Color: Stainless	Dining Areas: Breakfast Bar,Dining Area
Extra Room: None	Kitchen Features: Dishwasher,Electric Range,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Wine Cooler

Building Details



Lot Features: Borders Common Area,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1710.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish,Wrought Iron

Garage/Carport Feat: Workbench, Attached Garage Cabinets,Electric Door Opener,Golf Cart Garage

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

Construction Status: Existing

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

Community: None

Tax Code: 305-14-049

Road Type: Paved

Technology: Tile, High Speed Internet,Smart Panel,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,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

Fire Protection: Included in Taxes

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,Submit,VA



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>

Amenities & Features

Interior Features: Air Purifier,Bay Window,Dual Pane Windows,Foyer,Split Bedroom Plan,Storage,Walk In Closet(s)

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,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,Ramada

Security: Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Other

Middle School: Other

Elementary School: Other



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

