



**\$669,950**

**60713 E ARROYO VISTA DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

A highly upgraded and well maintained Artesa Model with some of the best mountain views that SaddleBrooke Ranch has to offer! This 1947 sq. ft. home has recently been painted both inside and out. This home has 2-Bedrooms (both w/Optional Bay Windows); 2.5 Bathrooms; Den/Office w/Double Doors, built-in Murphy Bed, Desk, and Closet - all [...]



 SBRanchRealty.com

**Douglas Sedam**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2011

**Days On Market:** 204

**County:** Pinal

**Lot Acres:** 0.14 acres

**Lot Dimensions:** 75 X 81

**View:** Mountains,Panoramic,Sunrise,Sunset

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 6098.00 sq ft

**MLS #:** 22228694

**Bathrooms Full:** 2

**List Number Main:** 22228694

**Municipality/Zoning:** Oracle - CR3

**Township:** 10

Description

**Legal Description:** Lot 47 SRB Unit 1 Cab G - Sld 039 Secs 5, 8, 9 10S 14E

Rooms

**Sauna Level:** Other

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

**Kitchen Features:** Compactor,Dishwasher,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator

**Kitchen Features:** Countertops: Granite

**Extra Room:** Den

Building Details

**Lot Features:** Borders Common Area

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1947.00 sq ft

**Stories:** One

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

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** 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,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 520.818.6010

**Home Protection: Plan By:** Fidelity HW

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-057

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Electric: Electric Company:** TRICO

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

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

**Home Protection: Offered:** Yes

**Accessibility Option:** None

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Surround Sound

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## Listing Office

**ListingOfficeName:** SBRanchRealty

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

**Listing Member Phone:** (520) 829-5219 ext. 1

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

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



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# Units Information

Unit Level: 1

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## Amenities & Features

**Interior Features:** Dual Pane  
Windows,Foyer,High Ceilings  
9+,Walk In Closet(s),Water  
Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air,Zoned

**Patio/Deck:** Covered,Ramada

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

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

**Exterior Features:** BBQ

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

**Fireplace Location: Other:** None

**Assoc Amenities:**  
Clubhouse,Maintenance,Pickleball,Pool,Recreation  
Room,Spa/Hot Tub,Tennis Courts

**Fireplace:** None

**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:** Other

**Elementary School:** Other

**Middle School:** Other



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## Fees and Taxes

**Tax Year:** 2021

**Assoc Fees Includes:** Common Area Maint,Gated  
Community,Street Maint

**Association & Fees: HOA Amt  
(Monthly):** \$245

**Association & Fees: HOA Payment Frequency:** Semi-  
Annually

