



**\$615,000**

**60892 E ARROYO VISTA DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

You've discovered your desert dream home! This lovely home is located in Robson's desirable active adult community of Saddlebrooke Ranch. This 2 bedroom and 2 bath home is ready for the new chapter of your retirement lifestyle, whether as a cozy winter home or a forever place for peace and quiet. The open concept, split [...]



**Thomas Krieger**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2009

**Days On Market:** 11

**County:** Pinal

**Lot Acres:** 0.15 acres

**Lot Dimensions:** 69 x 100 x 60 x 100

**View:** Golf Course

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 6534.00 sq ft

**MLS #:** 22322465

**Bathrooms Full:** 2

**List Number Main:** 22322465

**Municipality/Zoning:** Oracle - CR5

**Township:** 10

Description

**Legal Description:** Lot 01 Saddlebrooke Ranch Unit One Cab G - Sld 039 Secs 5, 8, 9 1 0S-14E

Rooms

**Sauna Level:** Other

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

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

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

**Kitchen Features:** **Countertops:** Granite

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

**Extra Room:** Office

Building Details



**Lot Features:** East/West Exposure,On Golf Course

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2050.00 sq ft

**Stories:** One

**Fence:** None

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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,Sprinkler/Drip

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Home Protection: Offered:** No

**Assessments:** \$40,413

**Community:** None

**Tax Code:** 305-14-011

**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:** Desert Plantings,Shrubs,Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Accessibility Option:** Door Levers

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,Ceiling Speakers,High Speed Internet,Pre-Wired Sat Dish,Satellite Dish,Telephone

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## Listing Office



**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 7400 N Oracle Road, #331,  
Tucson, AZ 85704

**Listing Office Phone:** (520)  
825-0523

**Listing Member Phone:** (520)  
907-5305

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## Units Information

**Unit Level:** 1

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## Amenities & Features

- Interior Features:** Ceiling Fan(s),High Ceilings 9+,Split Bedroom Plan,Walk In Closet(s)

**Exterior Features:** Solar Screens
- Sewer:** Connected

**Neighborhood Feature:** Athletic Facilities,Basketball Court,Exercise Facilities,Golf,Jogging/Bike Path,Pickleball,Pool,Racquetball,Rec Center,Spa
- Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

**Fireplace Location: Other:** Great Room
- Pool: Conventional:** No

**Assoc Amenities:** Clubhouse,Pickleball,Pool,Recreation Room,Spa/Hot Tub,Tennis Courts
- Laundry:** Dryer,Laundry Room,Washer

**Fireplace:** Gas
- Main Cooling:** Ceiling Fans,Central Air

**Main Heating:** Forced Air,Natural Gas
- Patio/Deck:** Covered,Patio

**Pool:** None
- Security:** Gated,Wrought Iron Security Door

**Spa:** None, None
- Water:** Water Company

**Water Heater:** Natural Gas
- Window Covering:** Stay

**Gas:** Natural
- Guest Facilities:** None

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## Nearby Schools



**High School:** Other  
**Elementary School:** Other

**Middle School:** Other

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## Fees and Taxes

**Tax Year:** 2022

**Association & Fees: HOA  
Amt (Monthly):** \$210

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

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

