



**\$739,950**

**60942 E ARBOR BASIN RD, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

When you walk into this home you would think you were in the Vienta Model home as this 2380 sq. ft. expanded and highly upgraded home is absolutely beautiful both inside and out. This Exterior Design A Vienta comprises of 2 Bedroom Suites, 2Baths; Powder Room, Great Room, Large Entertainer's Kitchen Island; Walk-in Pantry; Media [...]



 SBRanchRealty.com

**Douglas Sedam**

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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2018

**Days On Market:** 2

**County:** Pinal

**Lot Acres:** 0.22 acres

**Lot Dimensions:** 130 X 75

**View:** Golf Course

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 9780.00 sq ft

**MLS #:** 22315622

**Bathrooms Full:** 2

**List Number Main:** 22315622

**Municipality/Zoning:** Oracle - CR5

**Township:** 10

Description

**Legal Description:** Lot 55 SBR46B S05 T10S R14E 9,780 Sq. Ft .22 Ac

Rooms

**Sauna Level:** Other

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

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

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

**Kitchen Features:**  
**Countertops:** Quartz

**Kitchen Features:**  
**Appliance Color:** Other

**Extra Room:** Den

Building Details



**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 2380.00 sq ft

**Stories:** One

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

**Garage/Carport Feat:** Extended Length,Separate Storage Area

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 3.00

**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

**Horse Property:** 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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Telephone:** 480.895.9200

**Home Protection: Plan By:** CRES AdvantaGE

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-943

**Property Disclosures:** Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office



**ListingOfficeName:** SBRanchRealty

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

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

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

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

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## Amenities & Features

**Interior Features:** Foyer,High  
Ceilings 9+,Insulated Windows

**Exterior Features:** BBQ,Outdoor Kitchen

**Sewer:** Connected

**Neighborhood Feature:** Athletic Facilities,Exercise  
Facilities,Gated,Paved Street,Pickleball,Pool,Putting  
Green,Rec Center,Spa,Tennis Courts

**Primary Bathroom Features:** 2  
Primary Baths,Double Vanity,Exhaust  
Fan,Shower Only,Soaking Tub

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

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

**Fireplace:** None

**Main Cooling:** Ceiling Fans,Central  
Air,Zoned

**Main Heating:** Forced Air,Natural Gas

**Patio/Deck:** Covered,Patio

**Pool:** None

**Security:** None

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Natural Gas

**Window Covering:** Some

**Gas:** Natural

**Guest Facilities:** None

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## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other

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## Fees and Taxes



**Tax Year:** 2022

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

**Association & Fees: HOA Amt  
(Monthly):** \$263

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

