



**\$624,000**

**60982 E ARROYO GRANDE DR, ORACLE, AZ  
85623, USA**

<https://rehomes.us>

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

Beautiful Cortez floorplan with 2 bedrooms + Den. Split bedrooms provide ensuite bathrooms for owners and guests. Ceramic tile through the living areas with carpet in the bedrooms. Kitchen island offers gathering place for guests in this great room concept home. Plenty of storage in the walk-in pantry. Owner's suite has large walk-in closet, soaking [...]



**Helen Graham**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3.00 baths

**Year built:** 2019

**Days On Market:** 10

**County:** Pinal

**Lot Acres:** 0.32 acres

**Lot Dimensions:** 82 x 157 x 108 x 137

**View:** Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 13720.00 sq ft

**MLS #:** 22318816

**Bathrooms Full:** 2

**List Number Main:** 22318816

**Municipality/Zoning:** Other - CALL

**Township:** 1

Description

**Legal Description:** Lot 15 Of SaddleBrooke Ranch Unit Forty Six B

Rooms

**Sauna Level:** Other

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

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

**Kitchen Features:** Convection Oven,Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Gas Cooktop,Microwave

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

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

**Extra Room:** Den

Building Details



<b>Lot Features:</b> North/South Exposure	<b>Garage/Carport Feat:</b> Extended Length,Golf Cart Garage
<b># of Carport Spaces:</b> 0.00	<b>Floor covering:</b> Carpet, Ceramic Tile
<b>Basement:</b> No	<b>Window Covering: Other:</b> Shutters
<b>Construction:</b> Stucco Finish,Wood Frame	<b>Main House SqFt:</b> 2071.00 sq ft
<b># of Garage Spaces:</b> 3.00	<b>Stories:</b> One
<b>Style:</b> Southwestern	<b>Fence:</b> Block,Stucco Finish,Wrought Iron
<b>Construction Status:</b> 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:** Desert Plantings,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

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

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

**Association & Fees: HOA Name:** SB Ranch HOA

**Association & Fees: Rec Fee:** \$213.96

**Accessibility Option:** Door Levers

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, High Speed Internet

**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 Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** 480-895-9200

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-9030

**Property Disclosures:** Insurance Claims History Report,Seller Prop Disclosure

**Road Maintenance:** HOA

**Terms:** Cash,Conventional



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

**Listing Member Phone:** (303) 902-6633

**Listing Office Phone:** (520) 665-4200

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

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## Units Information

**Unit Level:** 1

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## Amenities & Features

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

**Neighborhood Feature:** Exercise Facilities,Golf,Pickleball,Pool,Tennis Courts

**Fireplace Location: Other:** None

**Pool: Conventional:** No

**Laundry:** Dryer,Gas Dryer Hookup,Storage,Washer

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

**Patio/Deck:** Screened

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

**Water:** Water Company

**Gas:** Natural

**Sewer:** Connected

**Primary Bathroom Features:** Double Vanity,Exhaust Fan,Separate Shower(s),Soaking Tub

**Water: Other:** Arizona Water

**Assoc Amenities:**  
Clubhouse,Pickleball,Pool,Recreation Room,Security,Tennis Courts

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Guest Facilities:** Quarters

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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

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

**Association & Fees: HOA Amt  
(Monthly):** \$228

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

