



**\$469,950**

## **60990 E SHALE RD, ORACLE, AZ 85623, USA**

<https://rehomes.us>

This 2017 Viva Model with 1,638 square feet of livable space offers 2-Bedrooms + 2- Bathrooms; Spacious Den, Great Room with Media Alcove; Dining Room and a Grand Island Kitchen perfect for entertaining while enjoying the common area views from the expanded Patio and the 274 sq. ft. Covered Outdoor Living Space. The Great Room [...]

- 2 beds
- 2.00 baths
- Townhouse
- Residential
- Active



 SBRanchRealty.com

**Douglas Sedam**

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Days On Market:** 8

**County:** Pinal

**Lot Acres:** 0.09 acres

**Lot Dimensions:** 75 X 53

**View:** Residential

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4000.00 sq ft

**MLS #:** 22412557

**Bathrooms Full:** 2

**List Number Main:** 22412557

**Municipality/Zoning:** Oracle - CR5

**Township:** 10

Description

**Legal Description:** Lot 44 SBR Unit 14A S5 T10S R14E 4000 Sq. Ft. .09 AC

Rooms

**Sauna Level:** Other

**Dining Areas:** Dining Area,Great Room

**Kitchen Features:** Convection Oven,Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Microwave

**Kitchen Features:**

**Pantry:** Walk-In

**Extra Room:** Den,Office

Building Details

**Lot Features:** Borders Common Area,Corner Lot

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1638.00 sq ft

**Stories:** One

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

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary

**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,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Decorative Gravel,Desert Plantings,Low Care,Shrubs

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

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

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

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-8310

**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:** Modified Bitumen, High Speed Internet

---

## 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>



---

# Units Information

Unit Level: 1

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s),Dual Pane Windows,Foyer,High Ceilings 9+

**Sewer:** Connected

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

**Patio/Deck: Other:** Tucson Rolling Shade

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Electric,Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Lake,Pickleball,Pool,Putting Green,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

**Pool: Conventional:** No

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

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

**Patio/Deck:** Covered,Patio,Paver

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

**Water:** Water Company

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other



---

## Fees and Taxes

**Tax Year:** 2017

**Assoc Fees Includes:** Blanket Ins Policy, Common Area Maint, Exterior Mnt of Unit, Gated Community, Pest Control, Roof Repair, Street Maint

**Association & Fees: HOA Amt (Monthly):** \$424

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

