



**\$399,000**

## **61009 E SHALE RD, ORACLE, AZ 85623, USA**

<https://rehomes.us>

Fantastic Villa at SaddleBrooke Ranch. Home is in great shape with tile in all the appropriate areas and carpet in the bedrooms. Home has quartz countertops, stainless appliances, including washer and dryer. Great two bedroom, 2 bath home with full covered patio.

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



**Norma West**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2017

**Days On Market:** 28

**County:** Pinal

**Lot Acres:** 0.09 acres

**Lot Dimensions:** unknown

**View:** Mountains,Sunrise

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4077.00 sq ft

**MLS #:** 22405415

**Bathrooms Full:** 2

**List Number Main:** 22405415

**Municipality/Zoning:** Other - CALL

**Township:** 10

Description

**Legal Description:** Lot 65 Saddlebrooke Ranch Unit Fourteen A

Rooms

**Sauna Level:** Oracle

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

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

**Kitchen Features:** Dishwasher,Electric Range,Garbage Disposal,Microwave

**Kitchen Features:** **Countertops:** quartz

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

**Extra Room:** None

Building Details



**Lot Features:** East/West Exposure,Previously Developed

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1405.00 sq ft

**Stories:** One

**Fence:** Block

**Garage/Carport Feat:** Electric Door Opener

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Mediterranean

**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,Low Care,Natural Desert,Sprinkler/Drip

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Artificial Turf,Decorative Gravel,Low Care,Natural Desert

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-852

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Exchange

**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

**Accessibility Option:** Door Levers

**Section:** 5

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Pre-Wired Tele Lines



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## Listing Office

**ListingOfficeName:** Coldwell Banker Realty

**Listing Office Address:** 11165 N La Canada Dr  
#175, Oro Valley, AZ 85737

**Listing Member Phone:** (520) 401-6800

**Listing Office Phone:** (520) 352-2700

**Listing Office Url:**  
<http://www.azmoves.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+,Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

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

**Main Cooling:** Central Air

**Patio/Deck:** Covered,Patio

**Security:** Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** None

**Neighborhood Feature:** Athletic Facilities,Exercise  
Facilities,Golf,Lake,Paved Street,Pickleball,Pool,Rec  
Center,Spa,Tennis Courts

**Fireplace Location: Other:** None

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

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural





## Nearby Schools

**High School:** Canyon Del Oro

**Middle School:** Mountain Vista

**Elementary School:** Oracle Ridge



## Fees and Taxes

**Tax Year:** 2022

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

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

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

