



**\$414,900**

## **61113 E SLATE RD, ORACLE, AZ 85623, USA**

<https://rehomes.us>

Why build & wait when you can buy in Saddlebrook Ranch at this amazing value! Upgraded Ora Villa model in desirable Saddlebrooke Ranch. This energy efficient home has 2 BD/2BA/1,405 Sq.Ft/family room & dining area. Chef's kitchen offers beautiful granite countertops, upgraded cabinets w/glass front upper cabinets & lighting, tile backsplash, GE stainless steel appliances [...]

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



**John Billings**

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 2017  
**Days On Market:** 16  
**County:** Pinal  
**Lot Acres:** 0.12 acres  
**Lot Dimensions:** Irregular  
**View:** Mountains

**Type:** Townhouse  
**Bedrooms:** 2 beds  
**Lot size:** 5246.00 sq ft  
**MLS #:** 22312792  
**Bathrooms Full:** 2  
**List Number Main:** 22312792  
**Municipality/Zoning:** Pinal County - CR3  
**Township:** 10

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## Description

**Legal Description:** Saddlebrooke Ranch / Lot 32: Lot 32 Saddlebrooke Ranch Unit Fourteen A, Per 2016 4T 10R 14E, 5246 Sq Ft 0.12 Ac Res

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## Rooms

**Sauna Level:** Other

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

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

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

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

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

**Extra Room:** None

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## Building Details



**Lot Features:** Corner Lot,North/South Exposure,Subdivided

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1405.00 sq ft

**Stories:** One

**Fence:** Masonry,Stucco Finish

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

**Floor covering:** Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Patio Home

**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,Low Care,Shrubs,Sprinkler/Drip,Trees

**Horse Property:** No

**Guest House SqFt:** 0.0000

**Landscape - Rear: Other:** Low Care

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Accessibility Option:** Door Levers,Level

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

**Technology:** Tile, Cable TV,High Speed Internet,Smart Panel

**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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-14-819

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional,Submit,VA



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## Listing Office

**ListingOfficeName:** Long Realty Company

**Listing Office Address:** 8540 N. Oracle Rd, Oro Valley, AZ 85704

**Listing Member Phone:** (520) 825-7227

**Listing Office Phone:** (520) 918-6500

**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,Foyer,Split Bedroom Plan,Walk In Closet(s),Water Softener

**Sewer:** Connected

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

**Pool: Conventional:** No

**Laundry:** Dryer,Laundry Closet,Storage,Washer

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

**Patio/Deck:** Covered,Paver

**Security:** Gated,Smoke Detector(s)

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

**Exterior Features:** Solar Screens

**Neighborhood Feature:** Exercise Facilities,Gated,Golf,Paved Street,Pickleball,Pool,Sidewalks,Spa,Tennis Courts,Walking Trail

**Fireplace Location: Other:** None

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

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas,Recirculating Pump

**Gas:** Natural

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## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other

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## Fees and Taxes

**Tax Year:** 2023

**Assoc Fees Includes:** Blanket Ins Policy,Common Area Maint,Front Yard Maint,Gated Community,Pest Control,Roof Repair,Street Maint

**Association & Fees: HOA Amt (Monthly):** \$415

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

