



**\$469,000**

## **61224 E SHALE RD, ORACLE, AZ 85623, USA**

<https://rehomes.us>

This attractive Viva Villa offers comfortable, peaceful, and convenient living at the active adult community of SaddleBrooke Ranch. Ideally located on a premium lot overlooking a wide arroyo. Enjoy the Sunset Views sitting from the back courtyard. Upgraded and immaculate throughout. Premier Kitchen with large island features a waterfall edge to floor quartz countertop. 41" [...]

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



**Leslie Brown**

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 4

**County:** Pinal

**Lot Acres:** 0.11 acres

**Lot Dimensions:** Irregular

**View:** Sunset

**Type:** Townhouse

**Bedrooms:** 2 beds

**Lot size:** 4786.00 sq ft

**MLS #:** 22411036

**Bathrooms Full:** 2

**List Number Main:** 22411036

**Municipality/Zoning:** Pinal County - CR3

**Township:** 10

Description

**Legal Description:** Lot 32 Of Saddlebrooke Ranch Unit 14B In Plat Fee 2017-049 441 In 04-10S-14E, 4786 Square Feet 0.11 Acres

Rooms

**Sauna Level:** Oracle

**Kitchen Features:**  
**Countertops:** Quartz w Waterfall

**Kitchen Features: Appliance Color:** Stainless

**Extra Room:** Den,Office

**Laundry Level:** Cabinets

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

**Dining Areas:** Dining Area

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

Building Details



**Lot Features:** Borders Common Area,North/South Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Contemporary,Southwestern

**Construction Status:** Existing

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

**Floor covering:** Carpet, Ceramic Tile

**Fence: Other:** Courtyard Short Wall

**Main House SqFt:** 1638.00 sq ft

**Stories:** One

**Fence:** Stucco Finish

---

## 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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Artificial Turf

**Subdivision Restrict: Deed Restrictions:** Yes

**Association & Fees: HOA:** Yes

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

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 305-15-1070

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

**Road Maintenance:** HOA

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

**Special Listing Conditions:** None

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

**Horse Property:** No

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Transfer Fee:** \$350

**Association & Fees: HOA Telephone:** (602) 957-9191

**Accessibility Option:** Door Levers,Level,Roll-In Shower

**Section:** 4

**Fire Protection:** Included in Taxes

**Range:** 14.00

**Road Type:** Paved

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



---

# Listing Office

**ListingOfficeName:** Oracle Land & Homes

**Listing Office Phone:** (520) 400-0242

**Listing Office Address:** 1812 W American Ave, Oracle, AZ 85623

---

## Amenities & Features

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

**Sewer:** Connected

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

**Primary Bathroom Features:** Double Vanity

**Fireplace Location: Other:** Great Room

**Patio/Deck: Other:** Turf

**Pool: Conventional:** No

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

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

**Fireplace:** None

**Main Cooling:** Ceiling Fans Pre-Wired,Central Air

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

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

**Pool:** None

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

**Spa:** None, None

**Water:** Water Company

**Water Heater:** Energy Star Qualified Water Heater,Natural Gas

**Window Covering:** Some

**Gas:** Natural

**Guest Facilities:** None

---

## Nearby Schools



**High School:** San Manuel Jr/Sr High School **Middle School:** Mountain Vista  
**Elementary School:** Mountain Vista

---

## Fees and Taxes

<b>Tax Year:</b> 2023	<b>Assoc Fees Includes:</b> Common Area Maint,Front Yard Maint,Gated Community,Roof Replacement,Street Maint
<b>Association &amp; Fees: HOA Amt (Monthly):</b> \$459	<b>Association &amp; Fees: HOA Payment Frequency:</b> Semi-Annually

