



\$549,000

**61236 E ARBOR BASIN RD, ORACLE, AZ
85623, USA**

<https://rehomes.us>

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

Why wait months when this desirable Dolce model is move in ready today?! Already beautifully landscaped w/fully fenced backyard abutting a common area. Wide covered patio w/automated rolling screens adds to spacious feel of this lovely home. An exterior patio firepit adds entertaining ambiance.*Kitchen Blanco sink, gas range, pull out sprayer, water purifier, pendant & [...]



Leslie Brown



Basics

Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2016

Bathrooms Full: 2

List Number Main: 22316365

Municipality/Zoning: Pinal County - CR3

Township: 10

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 6600.00 sq ft

MLS #: 22316365

County: Pinal

Lot Acres: 0.15 acres

Lot Dimensions: Irregular

View: Residential

Description

Legal Description: Lot 58 of Saddlebrooke Ranch Unit 16A in Plat Fee 2014-017185 in Sec 04-10S-14E

Rooms

Sauna Level: Other

Kitchen Features: Pantry: Cabinet

Dining Areas: Breakfast Bar,Dining Area,Great Room

Kitchen Features: Dishwasher,Exhaust Fan,Garbage Disposal,Gas Range,Island,Microwave,Water Purifier

Kitchen Features:

Countertops: Quartz

Kitchen Features: Appliance

Color: Stainless

Extra Room: Den,Office

Building Details



Lot Features: Borders Common Area,North/South Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1833.00 sq ft

Stories: One

Fence: Masonry,Wrought Iron

Garage/Carport Feat: Electric Door Opener,Extended Length,Golf Cart Garage,Utility Sink

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 3.00

Style: Contemporary,Southwestern

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,Low Care,Shrubs,Sprinkler/Drip

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: (480) 895-9200

Accessibility Option: Door Levers,Level

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet,Satellite Dish,Smart Panel

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip

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: 305-14-6110

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,FHA,Submit,VA



Listing Office

ListingOfficeName: Oracle Land & Homes

Listing Office Phone: (520) 896-9099

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

Listing Office Url:
<http://www.oraclelandandhomes.com>

Amenities & Features

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

Sewer: Connected

Primary Bathroom Features: Double Vanity,Shower Only

Patio/Deck: Other: Extended,Ceiling Fan

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

Fireplace: Firepit

Main Heating: Forced Air,Natural Gas

Security: Carbon Monoxide Detectors,Smoke Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features:
Courtyard,Plantation Shutters,Solar Screens

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

Fireplace Location: Other:
Patio

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air

Patio/Deck:
Covered,Patio,Screened

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools



High School: Other
Elementary School: Other

Middle School: Other

Fees and Taxes

Tax Year: 2022

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

**Association & Fees: HOA Amt
(Monthly):** \$264

Association & Fees: HOA Payment Frequency: Semi-
Annually

