



\$455,000

61247 E SHALE RD, ORACLE, AZ 85623, USA

<https://rehomes.us>

Unique custom features you won't find in others! Start with the kitchen of this beautiful Viva Villa that has a gas cooktop, upgraded range hood, an electric/convection wall oven & microwave, pendant lights, quartz countertops, full tile backsplash, Blanco sink, trash & base cabinet drawer pull outs, walk-in pantry w/five tier shelving on two walls. [...]

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



Leslie Brown

Basics



Category: Residential
Status: Active
Bathrooms: 2.00 baths
Year built: 2018
Days On Market: 4
County: Pinal
Lot Acres: 0.11 acres
Lot Dimensions: Irregular
View: Residential

Type: Townhouse
Bedrooms: 2 beds
Lot size: 4623.00 sq ft
MLS #: 22407293
Bathrooms Full: 2
List Number Main: 22407293
Municipality/Zoning: Pinal County - CR3
Township: 10

Description

Legal Description: Lot 46 of SB Ranch Unit 14B in plat fee 2017-049441 in Sec 04, Twshp 10S, Rge 14E

Rooms

Sauna Level: Oracle

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

Dining Areas: Breakfast Bar,Dining Area

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

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: 1638.00 sq ft

Stories: One

Fence: Masonry,Stucco Finish,Wrought Iron

Garage/Carport Feat: Overhead storage, Electric Door Opener,Utility Sink

Floor covering: Carpet, Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

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,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Association & Fees: HOA Transfer Fee: \$750

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

Accessibility Option: Door Levers,Level

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet,Smart Panel,Smart Thermostat

Special Listing Conditions: None

Co-op Fee: \$3

Direction: E

Horse Facilities: No

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

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: 305-15-121

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.olhoracle.com>

Amenities & Features

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

Neighborhood Feature: Exercise Facilities,Gated,Golf,Paved
Street,Pickleball,Pool,Putting Green,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,Zoned

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Sewer: Connected

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

Pool: Conventional: No

Laundry: Dryer,Laundry
Room,Storage,Washer

Main Cooling: Ceiling
Fans,Central Air,Zoned

Patio/Deck:
Covered,Patio,Paver

Security: Gated,Smoke
Detector(s)

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Nearby Schools

High School: Canyon Del Oro

Middle School: Mountain Vista

Elementary School: Mountain Vista





Fees and Taxes

Tax Year: 2023

**Association & Fees: HOA
Amt (Monthly):** \$459

Assoc Fees Includes: Common Area Maint,Exterior Mnt of
Unit,Front Yard Maint,Gated Community

Association & Fees: HOA Payment Frequency: Semi-
Annually

