



\$449,000

61259 E SHALE RD, ORACLE, AZ 85623, USA

<https://rehomes.us>

Welcome home to this beautifully upgraded Aria villa (townhouse) in the Active Adult, Gated Community of SaddleBrooke Ranch. Allow the villa HOA to maintain the exterior! This great room layout has kitchen, dining, and living areas. Kitchen has beautiful quartz island with seating, gas range, shaker cabinets with under and over cabinet lighting, marble backsplash [...]

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



Helen Graham

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2018

Days On Market: 6

County: Pinal

Lot Acres: 0.10 acres

Lot Dimensions: 56 x 92 x 44 x 88

View: Mountains,Residential,Sunrise,Wooded

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4448.00 sq ft

MLS #: 22416535

Bathrooms Full: 2

List Number Main: 22416535

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: Lot 47 Of SaddleBrooke ranch Unit Fourteen B In Plat Fee 2017-049 441 In Section th, Range 14 East 4448 Sq F Eet 0.10Ac

Rooms

Sauna Level: Other

Kitchen Features: **Pantry:** Closet

Dining Areas: Dining Area,Great Room

Kitchen Features: Energy Star Qualified Dishwasher,Energy Star Qualified Refrigerator,Exhaust Fan,Garbage Disposal,Gas Range,Microwave

Kitchen Features:
Countertops: Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: None

Building Details



Lot Features: Adjacent to Wash,Borders Common Area,East/West Exposure

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1498.00 sq ft

Stories: One

Fence: Block,Stucco Finish

Garage/Carport Feat: hanging storage, Attached Garage Cabinets,Electric Door Opener

Floor covering: Carpet, Ceramic Tile

Construction: Stucco Finish,Wood Frame

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,Desert Plantings,Low Care,Shrubs,Sprinkler/Drip,Trees

Horse Property: No

Guest House SqFt: 0.0000

Landscape - Rear: Other: Decorative Gravel,Desert Plantings,Low Care

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SB Ranch HOA

Association & Fees: Rec Fee: \$427.92

Accessibility Option: Door Levers

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, High Speed Internet

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: \$2,740

Association & Fees: HOA Telephone: 520-895-9200

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-15-1220

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional



Listing Office

ListingOfficeName: Long Realty Company

Listing Office Address: 15250 N. Oracle Rd No. 110, Tucson, AZ 85739

Listing Member Phone: (303) 902-6633

Listing Office Phone: (520) 665-4200

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

Units Information

Unit Level: 1

Amenities & Features

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

Sewer: Connected

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

Fireplace Location: Other: None

Patio/Deck: Other: gravel

Assoc Amenities:
Clubhouse,Pickleball,Pool,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

Exterior Features: Native Plants

Neighborhood Feature: Exercise Facilities,Golf,Paved Street,Pickleball,Pool,Putting Green,Rec Center,Tennis Courts

Guest Facilities: Other: Room

Water: Other: AZ Water

Pool: Conventional: No

Laundry: Dryer,Laundry Room,Storage,Washer

Main Cooling: Ceiling Fans,Central Air,Zoned

Patio/Deck: Covered,Slab

Security: Gated

Water: Water Company

Window Covering: Stay





Nearby Schools

High School: Other

Middle School: Other

Elementary School: Other



Fees and Taxes

Tax Year: 2022

Assoc Fees Includes: Common Area Maint,Exterior Mnt of Unit,Front Yard Maint,Gated Community,Pest Control,Roof Repair,Roof Replacement,Street Maint

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

Association & Fees: HOA Payment Frequency: Semi-Annually

