



1285 W AMERICAN AVE, ORACLE, AZ 85623, USA

<https://rehomes.us>

Highly upgraded & fully landscaped Bella floorplan finished in June 2023. This 2 BD/2 1/2 BA/Den/Office/1,998 Sq.Ft home is located in desirable active adult community of Saddlebrooke Ranch. The inviting floorplan offers a great room concept which includes component ready in-wall audio speakers with sub-woofer plus ceiling mounted TV surround sound, dining area, family room [...]

\$685,000

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



John Billings



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 2 beds
Bathrooms: 3.00 baths	Lot size: 7996.00 sq ft
Year built: 2023	MLS #: 22408121
Days On Market: 7	Bathrooms Full: 2
County: Pinal	List Number Main: 22408121
Lot Acres: 0.18 acres	Municipality/Zoning: Oracle - CR3
Lot Dimensions: 60'x121'x73'x121'	Township: 10
View: Mountains,Residential	

Description

Legal Description: See Long Legal

Rooms

Sauna Level: Other	Kitchen Features: Countertops: Quartz
Kitchen Features: Pantry: Walk-In	Kitchen Features: Appliance Color: Stainless
Dining Areas: Breakfast Bar,Dining Area	Extra Room: Den
Kitchen Features: Dishwasher,Electric Oven,Exhaust Fan,Garbage Disposal,Gas Cooktop,Island,Microwave,Refrigerator	

Building Details



Lot Features: Adjacent to Wash,North/South Exposure,Subdivided

of Carport Spaces: 0.00

Basement: No

Main House SqFt: 1998.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Attached Garage/Carport,Electric Door Opener

Floor covering: Ceramic Tile

Construction: Frame - Stucco

of Garage Spaces: 2.00

Style: Contemporary

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,Sprinkler/Drip

Horse Property: No

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Accessibility Option: None

Section: 4

Fire Protection: Included in Taxes

Range: 14.00

Road Type: Paved

Technology: Tile, Cable TV,Ceiling Speakers,High Speed Internet,Smart Panel,Smart Thermostat,Surround Sound

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

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-15-8600

Property Disclosures: Insurance Claims History Report,Seller Prop Disclosure

Road Maintenance: HOA

Terms: Cash,Conventional,Submit,VA

Listing Office



ListingOfficeName: Long Realty Company

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

Listing Member Phone: (520) 247-4459

Listing Office Phone: (520) 918-6500

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

Amenities & Features

Interior Features: Air Purifier,Dual Pane Windows,Foyer,High Ceilings 9+,Split Bedroom Plan,Storage,Walk In Closet(s),Whl Hse Air Filt Sys

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

Fireplace Location: Other: Patio

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

Fireplace: Gas

Main Heating: Forced Air,Natural Gas,Zoned

Security: Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Water: Water Company

Window Covering: Some

Guest Facilities: None

Sewer: Connected

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

Pool: Conventional: No

Laundry: Laundry Room

Main Cooling: Central Air,Zoned

Patio/Deck: Covered

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: 2023

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

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

Association & Fees: HOA Payment Frequency: Monthly

