



## 61370 E FLINT DR, ORACLE, AZ 85623, USA

<https://rehomes.us>

Highlighted by extraordinary views of desert plants and trees, this 2-bedroom and 2- full baths Viva Villa is the epitome of functionality and grace. One of the most popular Villa plans on the Ranch features a spacious Great Room close to the Kitchen and Dining area. The Kitchen has desired soft-close drawers. Highlighting the Media [...]

**\$489,900**

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



 SBRanchRealty.com

**Douglas Sedam**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2020

**Days On Market:** 11

**County:** Pinal

**Lot Acres:** 0.09 acres

**Lot Dimensions:** 45 X 89

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 3985.00 sq ft

**MLS #:** 22410473

**Bathrooms Full:** 2

**List Number Main:** 22410473

**Municipality/Zoning:** Oracle - CR3

**View:** Wooded

Description

**Legal Description:** Lot 60 Of Saddlebrooke Ranch Unit Fourteen B In Plat Fee 2017-049 441 In Section 04, Township 10 South, Range 14 East 3

Rooms

**Sauna Level:** Other

**Kitchen Features:** **Pantry:** Closet

**Dining Areas:** Dining Area

**Kitchen Features:** Dishwasher,Electric Cooktop,Electric Oven,Exhaust Fan,Garbage Disposal,Island,Microwave,Refrigerator,Water Purifier

**Kitchen Features:** **Countertops:** Granite

**Kitchen Features:** **Appliance Color:** Black

**Extra Room:** Den

Building Details



**Lot Features:** Borders Common Area

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1638.00 sq ft

**Stories:** One

**Fence:** Block,Stucco Finish

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

**Floor covering:** Carpet, Ceramic Tile

**Construction:** Frame - Stucco

**# of Garage Spaces:** 2.00

**Style:** Modern,Southwestern

**Construction Status:** Existing

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## 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

**Electric: Electric Company:** Trico

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** Yes

**Association & Fees: HOA Name:** SaddleBrooke Ranch

**Accessibility Option:** None

**Community:** None

**Tax Code:** 305-15-1350

**Road Type:** Paved

**Technology:** Tile, None

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

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

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** Yes

**Home Protection: Offered:** No

**Assessments:** \$0

**Fire Protection:** Included in Taxes

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

**Road Maintenance:** HOA

**Terms:** Cash,Conventional

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## Listing Office



**ListingOfficeName:** SBRanchRealty

**Listing Office Phone:** (520) 829-5219

**Listing Office Address:** 61082 E Angora Pl,  
Oracle, AZ 85623

**Listing Office Url:**  
<http://www.sbranchrealty.com>

**Listing Member Phone:** (520) 829-5219 ext. 1

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## Amenities & Features

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

**Sewer:** Connected

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

**Pool: Conventional:** No

**Fireplace:** None

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

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Solar Screens

**Neighborhood Feature:**  
Golf,Pickleball,Pool,Putting Green,Spa,Tennis  
Courts,Walking Trail

**Fireplace Location: Other:** None

**Laundry:** Laundry Room

**Main Cooling:** Ceiling Fans,Central Air

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

**Security:** Gated,Smoke Detector(s),Wrought Iron  
Security Door

**Water:** Water Company

**Window Covering:** Stay

**Guest Facilities:** None

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## Nearby Schools

**High School:** Other

**Middle School:** Other

**Elementary School:** Other

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## Fees and Taxes



**Tax Year:** 2023

**Association & Fees: HOA Amt  
(Monthly):** \$176

**Association & Fees: HOA Payment Frequency:**  
Semi-Annually

