



\$745,000

**61369 E ARBOR BASIN RD, ORACLE, AZ
85623, USA**

<https://rehomes.us>

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

Views, Views, Views from this highly upgraded Dolce model located on the South rim of SaddleBrooke Ranch. Enjoy your unobstructed views of Mt. Lemmon and the beautiful Sonoran Desert. This home offers a chef's kitchen with kitchen island, granite countertops with full slab backsplash. The primary suite is spacious with double vanity, separate oversized shower, [...]



Judith Yazzie

Basics



Category: Residential

Status: Active

Bathrooms: 3.00 baths

Year built: 2016

Days On Market: 2

County: Pinal

Lot Acres: 0.17 acres

Lot Dimensions: Irregular

Type: Single Family Residence

Bedrooms: 2 beds

Lot size: 7440.00 sq ft

MLS #: 22314368

Bathrooms Full: 2

List Number Main: 22314368

Municipality/Zoning: Oracle - CR3

View: Desert,Mountains,Panoramic,Sunrise

Description

Legal Description: LOT 14 OF SADDLEBROOKE RANCH UNIT SIXTEEN "A" IN PLAT FEE 2014-017185 IN SEC 04-10S-14E 7440 SQ FT 0.17 AC

Rooms

Sauna Level: Other

Kitchen Features: **Countertops:** Granite

Dining Areas: Breakfast Bar,Dining Area

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

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: North/South Exposure

of Carport Spaces: 0.00

Floor Covering: Other: Porcelain Tile

Main House SqFt: 1863.00 sq ft

Stories: One

Fence: None

Garage/Carport Feat: Attached Garage Cabinets,Attached Garage/Carport,Electric Door Opener,Extended Length,Golf Cart Garage

Basement: No

Construction: Frame - Stucco

of Garage Spaces: 2.50

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

Horse Property: No

Guest House SqFt: 0.0000

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

Subdivision Restrict: Deed Restrictions: Yes

Association & Fees: HOA: Yes

Association & Fees: HOA Name: SBR HOA

Accessibility Option: Door Levers,Entry,Level,Wide Hallways

Community: None

Tax Code: 305-14-5670

Road Type: Paved

Technology: Tile, High Speed Internet,Smart Panel

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: \$350

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,Exchange,VA



Listing Office

ListingOfficeName: Realty One Group Integrity

Listing Office Address: 7445 N Oracle Rd No. 201,
Tucson, AZ 85704

Listing Office Phone: (520)
906-0769

Listing Member Phone: (541)
891-5362

Units Information

Unit Level: 1

Amenities & Features

Interior Features: Ceiling Fan(s),High Ceilings 9+,Split
Bedroom Plan,Water Purifier,Water Softener

Sewer: Connected

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

Patio/Deck: Other: Rolling Shades

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

Fireplace: None

Main Heating: Forced Air,Natural Gas

Pool: None

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Exterior Features: Fountain

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

Fireplace Location: Other: None

Pool: Conventional: No

Laundry: Dryer,Laundry
Room,Sink,Washer

Main Cooling: Ceiling Fans,Central
Air

Patio/Deck: Covered,Patio

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

Water: Water Company

Window Covering: Stay

Guest Facilities: None





Nearby Schools

High School: Other

Middle School: Other

Elementary 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: Monthly

