



\$480,774

62451 E RAVEN WY, ORACLE, AZ 85623, USA

<https://rehomes.us>

Home Upgrades & Features: Kitchen: Woodcase Clear Alder Beachwood Cabinets w/42"Uppers. Quartz Countertops. Full height ceramic tile backsplash. Sterling undermount stainless steel sink. Delta Stainless Coranto Pull-Down Faucet. LG Stainless Steel Gas Appliance Package includes: convection oven, microwave, dishwasher. Bathrooms: Curbless shower at Master Bath. Quartz vanity with tile surrounds at Master bath and Bath [...]

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



Staci Klaus

Basics



Category: Residential

Status: Active

Bathrooms: 2.00 baths

Year built: 2024

Days On Market: 32

County: Pinal

Lot Acres: 0.10 acres

Lot Dimensions: 45.00 x 95.00 x 45.00 x 95.00

View: Residential

Type: Townhouse

Bedrooms: 2 beds

Lot size: 4275.00 sq ft

MLS #: 22404874

Bathrooms Full: 2

List Number Main: 22404874

Municipality/Zoning: Other - CALL

Township: 10

Description

Legal Description: LOT 44 OF SADDLEBROOKE RANCH UNIT TWENTY-ONE B.SECTION 04,TOWNSHIP 10 SOUTH,RANGE 14 EAST, 4,275 SQUARE FEET 0.10 ACRES

Rooms

Sauna Level: Other

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

Dining Areas: Dining Area

Kitchen Features: Convection Oven,Energy Star Qualified Dishwasher,Garbage Disposal,Gas Range,Island,Microwave

Kitchen Features: **Countertops:** Quartz

Kitchen Features: **Appliance Color:** Stainless

Extra Room: Den

Building Details



Lot Features: Borders Common Area,Corner Lot
of Carport Spaces: 0.00
Basement: No
Construction: Frame - Stucco
of Garage Spaces: 2.00
Style: Patio Home
Construction Status: New Construction

Garage/Carport Feat: Electric Door Opener
Floor covering: Vinyl
Fence: Other: Wrought Iron Gate
Main House SqFt: 1655.00 sq ft
Stories: One
Fence: Stucco Finish

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: Desert Plantings

Horse Property: No

Electric: Electric Company: Trico

Driveway: Paved: Concrete

Subdivision Restrict: Age Restrictions: Yes

Home Protection: Offered: No

Assessments: \$0

Community: None

Tax Code: 305-15-9340

Property Disclosures: None

Road Maintenance: HOA

Terms: Cash,Conventional

Special Listing Conditions: Public Report

Co-op Fee: \$3

Direction: E

Horse Facilities: No

Landscape - Rear: Other: Decorative Gravel

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, Pre-Wired Sat Dish,Pre-Wired Tele Lines

Listing Office



ListingOfficeName: SaddleBrooke Development Co

Listing Office Address: 59680 E. Robson Circle, Oracle, AZ 85623

Listing Office Phone: (520) 818-6000

Listing Member Phone: (520) 260-8819

Units Information

Unit Level: 1

Amenities & Features

- Interior Features:** Dual Pane Windows,Energy Star Qualified,ENERGY STAR Qualified Windows,Foyer,High Ceilings 9+,Low Emissivity Windows,Split Bedroom Plan,Walk In Closet(s)

Exterior Features: Courtyard
- Sewer:** Connected

Neighborhood Feature: Exercise Facilities,Gated,Golf,Pickleball,Pool,Putting Green,Rec Center,Spa,Tennis Courts,Walking Trail
- Primary Bathroom Features:** Double Vanity,Exhaust Fan,Shower Only

Fireplace Location: Other: None
- Pool: Conventional:** No

Assoc Amenities: Clubhouse,Pickleball,Pool,Recreation Room,Security,Spa/Hot Tub,Tennis Courts
- Laundry:** Electric Dryer Hookup,Gas Dryer Hookup,Laundry Room

Fireplace: None
- Main Cooling:** Ceiling Fans Pre-Wired,Central Air,ENERGY STAR Qualified Equipment

Main Heating: Energy Star Qualified Equipment,Forced Air,Natural Gas
- Patio/Deck:** Covered,Patio

Pool: None
- Security:** Carbon Monoxide Detectors,Gated,Smoke Detector(s)

Spa: None, None
- Water:** Water Company

Water Heater: Natural Gas
- Window Covering:** None

Gas: Natural
- Guest Facilities:** None



Nearby Schools

High School: Other

Middle School: Other

Elementary School: Other

Fees and Taxes

Tax Year: 2023

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

Association & Fees: HOA Amt (Monthly): \$445 **Association & Fees: HOA Payment Frequency:** Semi-Annually

