

**MOVE-IN READY HOME**




**\$813,659**




61499 E Cypress Canyon Dr, Oracle, AZ 85623



Rendering

**MIRA - 22713-E • EST. COMPLETION: FEBRUARY 25**

 **2,271 sq. ft.**
 **3.5 Baths**
 **Den**

 **3 Beds**
 **2-Car + Golf Cart Gar.**
 **Guest House**

**CONSTRUCTION & UTILITIES**

**Unit Style:** Single Family Detached    **Cooling:** Refrigeration  
**Construction:** Frame/Stucco    **Heating:** Gas

**COUNTY, LOT AND HOA**

**County Code:** Pinal    **Lot Number:** 159    **Unit:** 19

**HOA Fees:** \$3,313.24 per year. Includes access to SaddleBrooke Ranch amenities including fitness facilities, pickleball courts, pools and more!

**OVERVIEW**

The home has spacious outdoor living space and is a great home for entertaining! You will appreciate the Designer touches throughout, including quartz countertops & woodcase shaker white cabinets in the Kitchen, and the Attached Guest House. A limited 9-year construction warranty is included.

SaddleBrooke Ranch is located in the north Tucson area of Arizona surrounded by grand mountain vistas and stunning Sonoran desert terrain. World class amenities include: Gated entry, championship golf, Ranch House Grill & Brewery, creative arts center, resort-style outdoor pool, Indoor pool, fitness center, tennis courts, 24 pickleball courts, ballroom/auditorium, dog park, community garden and more.

**HOME UPGRADES & FEATURES**

**Kitchen:**

Woodcase Shaker White Cabinets w/42" Uppers  
Crown Moulding  
Full Height Tile Backsplash  
Quartz Countertops  
Kohler Undermount Sink in Matte White  
Delta Pull-Down Faucet in Lumicoat Chrome  
LG Stainless Steel Gas Appliance Package includes:  
Convection Wall Oven, Cooktop, Microwave and Dishwasher

**Bathrooms:**

Upgraded Delta Plumbing Fixtures in Chrome  
Coordinating Delta Bath Accessories in Chrome  
Quartz Vanities and Tile Surrounds in Primary Bath and Bath 2  
Heavy Clear Glass Semi-Frameless Shower enclosure at Primary

**Outdoor Living:**

BBQ Gas Stub at Patio

**Additional Upgrades:**

Attached Guest House  
4' Extension at Garage  
Stackable Moving Glass Wall System at Great Room  
Full Laundry Room Cabinets  
Two-Tone Interior Paint  
Upgraded Carpet & Wood/Laminate Flooring  
5-1/4" Mitered Baseboards  
Service Door at Garage

|                   |                  |
|-------------------|------------------|
| Home Base Price:  | \$596,900        |
| Upgrades/Options: | \$178,759        |
| Premium Lot       | \$ 68,000        |
| <b>PRICE</b>      | <b>\$813,659</b> |

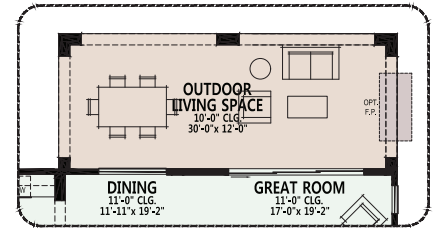
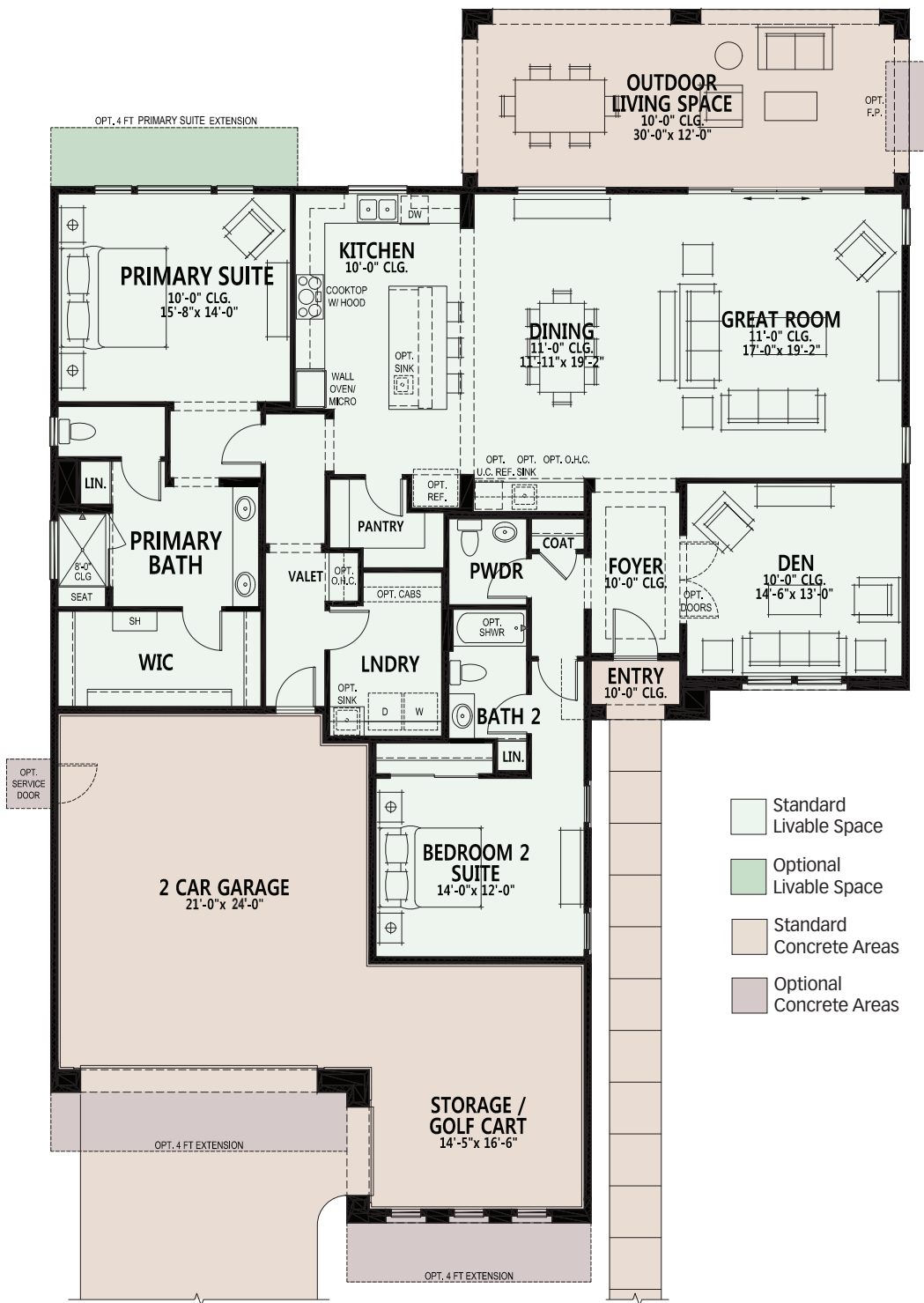


59680 East Robson Circle, Oracle, AZ 85623  
Model Village Open Daily 9am - 6pm

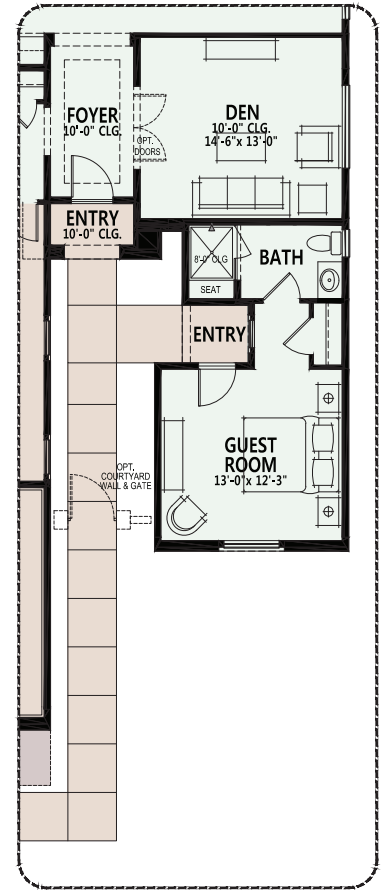
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866.818.6068

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Opt. 12080 Stackable SGD



Opt. Attached Guest House

