

	6944048 Residential Single Family Residence Pending
	Beds/Baths: 4 / 3 Bedrooms Plus: 4 Full Bathrooms: 2 Half Bathrooms: 1 Approx SqFt: 1,948 / Assessor Price/SqFt: \$214.58 Year Built: 2024 Flood Zone: No Private Pool Y/N: No Community Pool Y/N: No Encoded Features: 43RAN2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached
	Approx Lot SqFt: 43,560 / Assessor Approx Lot Acres: 1.000 Subdivision: SADDLE VISTA Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: client of eXp Hun Block: Building Number:
Ele Sch Dist: Saddle Mountain Unified School District Elementary School: Ruth Fisher Middle School Jr. High School: Ruth Fisher Middle School	High School District: Saddle Mountain Unified School District High School: Tonopah Valley High School

Cross Streets: Buckeye Road & 383rd avenue **Directions:** From I 10 W take 379/Wintersburg exit, go South to Salome Hwy, then go West to 383th ave, go N to Buckeye rd, go west to the house.

Public Remarks: Welcome to your dream home! This brand new, one of a kind gorgeous home with a beautiful entry door of 4-bedroom, 2.5 bathroom residence sits on a generous 1.004-acre lot, offering a perfect blend of space, privacy, and comfort. Step inside to find a bright and airy living space, ideal for both relaxation and entertaining. The spacious kitchen is a cook's delight, featuring high end Samsung appliances, a wine cooler, Quartz countertop, tiled backsplash, under the counter microwave and ample counter space. The primary bedroom is a peaceful retreat with an ensuite bathroom, while three additional bedrooms provide plenty of space for family, guests, or a home office. Come see this Gorgeous home with amazing amenities, this could be your dream home waiting for you

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Direct Access; Extended Length Garage; Garage Door Opener Spa: None Horses: Y Landscaping: Dirt Back Interior Features: 9+ Flat Ceilings; No Interior Steps; Soft Water Loop Flooring: Tile	Kitchen Features: 220 Volts in Kitchen; Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Vanity; Private Toilet Room; 2 Master Baths; Other (See Remarks) Master Bedroom: Split Additional Bedroom: Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Hookup; Inside Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Territorial/Santa Fe Unit Style: Ground Level Const - Finish: Painted; Stucco Construction: Wood Frame; Spray Foam Insulation Construction Status: Complete Spec Home Roofing: Composition Fencing: None Cooling: Central Air; Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water Source: Well - Shared Sewer: Septic Tank	County Code: Maricopa Legal Description (Abbrev): SADDLE VISTA MCR 442-12 S 263.5F E2 E 332F W2 PARCEL 61 AN: 506-33-550-G Lot Number: 61 Town-Range-Section: 1N-6W-9 Cty Bk&Pg: Plat: Taxes/Yr: \$68/2024 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Other (See Remarks) Existing 1st Loan Terms: Disclosures: Seller Discl Avail; Agency Discl Req; Well Disclosure Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N:	N	
HOA 2 Y/N:		
HOA 3 Y/N:		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 88 / 88 List Date: 11/06/2025 Expire Date: 11/06/2026 Status Change Date: 02/02/2026 Under Contract Date: 01/20/2026 Off Market Date: 02/02/2026	Original List Price: \$439,000 List Price: \$418,000	Type: Exclusive Right To Sell Special Listing Cond: N/A

Private Remarks: CLA is related to the seller.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings; Text; Phone Call	Occupant - DND2: Vacant Ownr/Occ Name - DND2: client of eXp	Lockbox Type: Supra

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Joe Dodani jd346 BR506834000	eXp Realty xpre70 LC634213077	4802007127	480-200-7127	Joe@dodaniproperties.com	480-200-7127 480-200-7127	866-433-0577
CLA	Nehal Shah ns489 SA707643000		602-614-9155	888-897-7821	nehalsellshomes@gmail.com	602-614-9155	

Prepared by Joe
Dodani

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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