

[2606854](#) ER **Active** / Residential LP: \$ **418,900** Photos: **6**

[313 S 122 LN Avondale](#) 85323-8056

Year Built: **2001**

Lot #: <b>98</b>	Area/Grid: <b>320 / q29</b>	Hun Block: <b>1100S</b>	AN: <b>500-29-317-</b>
Beds/Baths: <b>5 / 2.75</b>	Pool: <b>Yes</b>	SF: <b>2,512 / Assessor</b>	FE: <b>53FRDPS3G1/4acre</b>
Listed by: <b>Josie Macias (JM915)</b>		Lot Size: <b>10,001-12,500</b>	Email: <a href="mailto:josie.macias@century21.com">josie.macias@century21.com</a>
Office: <b>623-535-7721</b>	Home:	Mobile: <b>602-206-6367</b>	Pager:
<b>Century 21 Metro Alliance(CERE83)</b>			

Directions: Avondale Blvd & Van Buren St West on Van Buren St. - South on Fairway Drive - East on Madison St - South on 122nd Lane to cul-de-sac.

This is definitely fine living at an affordable price, with over 60K in upgrades! Meticulous lush landscaping w/flagstone walkway, vaulted ceilings throughout home, 9ft flat ceilings in kitchen/family room, recessed lighting throughout, Upgraded ceiling fans, prewired for surround sound in living rm & backyard, tile in all the right places, upgraded carpet/pad, corian counter tops, water purification system, upgraded cabinets in kitchen, enjoy your heated pool & spa year round with a beautiful waterfall, flagstone decking and a children's play area, RV gate, storage shed, a balcony! All this on over 1/4 acre in a cul-de-sac with park/mountain views and so much more!

REALTOR® Remarks: Please call owner 15 minutes before showing, if no answer leave message and use lock-box. Small dog in backyard/garage. Surround sound speakers do not convey. (Owner/Agent)

**Additional Showing, Contact and Compensation Information**

To Show: **Special Instr/Pets (CLO), Buyer Broker-Use Lockbox, Lockbox-Occupied**

Owner/Occupant: **Josie 602-206-6367 / Owner**

Co-List Agent:	Home:	Mobile:
Email:		Pager:
Other Office Phone:		Office Fax: <b>623-536-1086</b>
Compensation: SA: <b>No / 0</b> BB: <b>Yes / 3%</b>		Variable Commission: <b>Yes</b>

**Property Information**

Subdivision: **COLDWATER SPRINGS**

Marketing Name:

Builder: **FULTON HOMES**

Master BR: **0**

BR5: **0**

Kitchen: **0**

BR 2: **0**

LR: **0**

Den/Other: **0**

Planned Community Name: **COLDWATER SPRINGS**

Model:

BR 3: **0**

Din Room: **0**

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

**Single Family-Detached**

Two Levels

Fee Simple

2501-2750 Sq Ft

Full Bath Master BR

Separate Shower & Tub

Double Sinks

Master Bedroom Split

Master BR Upstairs

Other Bedroom Downstairs

Master BR Walk-In Closet

No Fireplace

Private Pool

Fenced Pool

Heated Pool

Spa - Private

Spa - Heated

Formal Dining Room

Eat-in Kitchen

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Pantry

Washer/Dryer Hook-up Only

Inside Laundry

Vaulted Ceiling(s)

9 Ft + Flat Ceiling(s)

Water Softener (Owned)

Drinking Water Filtering System

3+ Existing Telephone Lines

Pre-Wire for Surround Sound

Pre-Wire for Satellite Dish

Satellite Dish for TV - Owned

Cable TV Available

High Speed Internet Available

Security System - Owned

Family Room

Den/Office

Loft

Patio

Covered Patio(s)

Balcony/Deck(s)

Storage Shed(s)

Yard Watering System-Front

Yard Watering System-Back

Children's Play Area

3 Car Garage

Electric Door Opener(s)

RV Gate

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Sunscreen(s)

Ceiling Fan(s)

SRP

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Golf Course Subdivision

Cul-De-Sac Lot

City Light View(s)

Mountain View(s)

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-Professionally Managed

1st Loan-Conventional

Owner/Agent

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

County: **Maricopa**

Latitude: **33.4421195984261**

Longitude: **-112.32310430027792**

TimeShare Week Available:

Internet: **Y**

County Book/Page:

Plat:

Twn-Rng-Sct:

Block:

External Mktg:

Photo Code:

Fenced: **Block Fencing**

**School Information**

Elem School: **Collier**

Jr High School: **Collier**

High School: **La Joya**

Elem School District: **65**

High School District: **214**

**Financial Information**

Equity: **\$ 418,900**

Taxes/Year: **\$1897 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$25 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Total Encumbrances: **\$**

Total Assum Mo Pymts: **\$0**

**Listing and Sales Information**

Back on Mkt:

Off Mkt:

Agent Days on Market: **41**

Cumulative Days on Market: **41**

Pending Date:

Prepared by: [Gregory Swann](#)

*Information deemed reliable but not guaranteed. Buyer to verify all information.*

Thu, Oct 12, 2006 06:43 AM

2584450 ER Sold / Residential LP: \$ 369,000 SP: \$ 369,000 Photos:  [6 Virtual Tour: 2](#)

501 S 122nd LN Avondale 85323-8426

Year Built: 2002

Lot #: 25  
Beds/Baths: 4 / 2.75  
Listed by: [Patricia Wells \(PW174\)](#)Area/Grid: 320 / Q29  
Pool: YesHun Block: 12250W  
SF: 2,494 / Assessor  
Lot Size: 1-7,500  
Mobile: 623-764-4957AN: [500-92-249-](#)  
FE: 42.75+DenFRDP3G  
Email: [pattiwells7@msn.com](mailto:pattiwells7@msn.com)  
Pager:

Office: 623-561-8800

Home: 623-376-6905

[Realty Executives\(REA33\)](#)

Directions: Avondale Blvd and Van Buren 1-10 to Avondale Blvd S to Van buren W to Fairway Dr S to Coldwater Springs Blvd E to 122 Ln to Propety

COLDWATER SPRINGS GOLF COMMUNITY--Prime Park location facing mountain views on grassy corner lot adds specialness to curb appeal. Stylish &amp; family-functional 4 bdrm, 2.75 ba + offc. Foyered entrance greets you into soaring ceilings of conversation Liv.area into Formal dining w/impressive arched cut-outs peeking up into upstairs hallway. Private downstairs office.Fam Rm adjoins openly to Eat-In Ktchn w/island and pantry,plan'g desk &amp; plenty of counter space.Living extends outside onto covered patio &amp; the sensual feast of a side &amp; backyard garden oasis, flagstone walkway to fireplace kiva, grassy play areas, desert floral beautiful &amp; pool w/rock waterfall privately situated.

REALTOR® Remarks: LOCKBOX OWNER OCCUPIED. Easy to show w/scheduled appointment. Pls allow 1hr if possible. Call Suzette at 623-363-1289 or Lister to coordinate a showing. Flooring options available to buyer.

**Additional Showing, Contact and Compensation Information**To Show: **Special Instr/Pets (CLO), Call Occupant (OCC), Lockbox-Occupied**Owner/Occupant: **Suzette Hughes 623-363-1289 / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 623-561-8800

Office Fax: 623-321-1277

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: Yes

**Property Information**Subdivision: **Coldwater Springs**

Marketing Name:

Planned Community Name: **Coldwater Springs Golf**Builder: **Standard Pacific**

Model:

Fenced: **Yes**Master BR: **19x18**BR 2: **11x12**BR 3: **10x11**BR 4: **12x11**BR5: **0x0**LR: **19x18**Din Room: **0X0**Fam Room: **15x18**Kitchen: **12x18**Den/Other: **10x13**Horses: **No****Single Family-Detached**

Two Levels

Fee Simple

2251-2500 Sq Ft

Full Bath Master BR

Separate Shower &amp; Tub

Double Sinks

Master BR Upstairs

Master BR Walk-In Closet

No Fireplace

Private Pool

Spa - None

Formal Dining Room

Eat-in Kitchen

Range/Oven

Dishwasher

**Disposal**

Pantry

Kitchen Island

Washer/Dryer Hook-up Only

9 Ft + Flat Ceiling(s)

3+ Existing Telephone Lines

Pre-Wire for Satellite Dish

Satellite Dish for TV - Owned

Cable TV Available

Family Room

Den/Office

Covered Patio(s)

Private Yard(s)/Courtyard(s)

Yard Watering System-Front

Yard Watering System-Back

Children's Play Area

**3 Car Garage**

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

Multi-Pane Windows

SRP

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Golf Course Subdivision

**Possess-Close of Escrow**

Two Levels

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-Professionally Managed

1st Loan-Conventional

Home Warranty

New Fin-CTL

Seller Disclosure Available

County: **Maricopa**

Latitude: 33.440612834298705

Longitude: -112.32286069957537

TimeShare Week Available: 0

County Book/Page: **566-26**

Plat:

Twn-Rng-Sct: **1N 1W 12**Block: **2002**

Internet: Y

External Mktg:

Photo Code: **Do Not Take Photo**Fenced: **Block Fencing****School Information**Elem School: **Collier**Jr High School: **Collier**High School: **La Joya**Elem School District: **65**High School District: **214****Financial Information**Equity: **\$ 369,000**Taxes/Year: **\$1772 / 2005**Downpayment: **0**HomeOwnerAssociation: **Yes / \$25 / Monthly**Land Lease: **\$0 /**PAD Fee: **\$0 /**

Coldwater Springs

HOA Telephone Number:

Rec Center: /0/

Total Encumbrances: **\$0**Total Assum Mo Pymts: **\$0****Listing and Sales Information**List Date: **7/27/2006**Expire Date: **1/28/2007**

Back on Mkt:

Entry Date: **7/28/2006**Off Mkt: **8/17/2006**Contract Date: **8/13/2006**Sales Office/Code: [Century 21 Distinguished Properties / CER62](#)Loan Type: **Conventional**COE Date: **9/28/2006**Sales Agent/Code: [Bashir Hassan/BH311](#)Loan Yrs: **5**Pts Seller: **0** Buyer: **0**Sales Price: **\$ 369,000**Pymt Type: **Adjustable**Closing Cost Split: **B**Original List Price: **\$ 369,000**Agent Days on Market: **19**Pending Date: **8/17/2006**Cumulative Days on Market: **18**Prepared by: [Gregory Swann](#)*Information deemed reliable but not guaranteed. Buyer to verify all information.*

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