

**2633759** ER **Active** / Residential LP: \$ **375,000** Photos: **6**

**214 S 122nd Av Avondale** 85323-8055

Year Built: **2002**

Lot #: <b>72</b>	Area/Grid: <b>320 / Q29</b>	Hun Block: <b>12200W</b>	AN: <b>500-29-291-</b>
Beds/Baths: <b>4 / 2.75</b>	Pool: <b>Yes</b>	SF: <b>2,512 / Assessor</b>	FE: <b>43FRDXP3GLoftDen</b>
Listed by: <b>Cathleen Collins (CC341)</b>		Lot Size: <b>7,501-10,000</b>	Email: <b>cathleen@bloodhoundrealty.com</b>
Office: <b>602-504-1256</b>	Home:	Mobile: <b>602-369-9275</b>	Pager:

Directions: I-10 & Avondale Blvd (115th Ave) South on Avondale Blvd to Van Buren West to Fairway Dr South to Madison East to 122 Ave South to property.

A tropical resort all your own... Too much of Arizona gets lost in the crush of events. Work, school, errands, rush, rush, rush. Where are the mountains? Where is the desert? Where are those boundless horizons, those awe-inspiring desert sunsets? Good grief, where's the pool? We came here to find paradise, but it got lost in the shuffle... Until now. Here, at last, is paradise found, an oasis of spacious luxury, a vast redoubt against the chaos of modern life. From the lush landscaping to the pool to the immense Master Suite to the perfectly-appointed kitchen, this home is Arizona redeemed. Make it yours today... More info and photos at <http://www.214South122ndAv.com/>

REALTOR® Remarks: Lister pays for ServiceOne Home Warranty with Centurion coverage. Gorgeous home & yard. Affordable luxury for your client. Come see for yourself!

**Additional Showing, Contact and Compensation Information**

To Show: **Call Occupant (OCC), Lockbox-Occupied**  
 Owner/Occupant: **Client of BloodhoundRealty.com 623-882-2005 / Owner**  
 Co-List Agent: **Gregory Swann(GS124)** Home: **602-740-7531** Mobile: **602-740-7531**  
 Email: **gregswann@bloodhoundrealty.com** Pager:  
 Other Office Phone: **602-504-1256** Office Fax: **602-504-1353**  
 Compensation: SA: **No / 0** BB: **Yes / 3%** Variable Commission: **No**

**Property Information**

Subdivision: <b>Coldwater Springs</b>	Planned Community Name: <b>Coldwater Springs</b>
Marketing Name: <b>Paradise Found</b>	Model: <b>Maize</b> Fenced: <b>Yes</b>
Builder: <b>Fulton</b>	BR 3: <b>11x12</b> BR 4: <b>11x12</b>
Master BR: <b>13x19</b> BR 2: <b>10x11</b>	Din Room: <b>12x11</b> Fam Room: <b>13x15</b>
BR5: <b>0x0</b> LR: <b>12x13</b>	Horses: <b>No</b>
Kitchen: <b>13x13</b> Den/Other: <b>11x11</b>	

<b>Single Family-Detached</b>	<b>Eat-in Kitchen</b>	<b>Loft</b>	<b>City Services</b>
<b>Two Levels</b>	<b>Breakfast Room</b>	<b>Patio</b>	<b>Block Fencing</b>
<b>Fee Simple</b>	<b>Dining in Living/Great Room</b>	<b>Covered Patio(s)</b>	<b>Golf Course Subdivision</b>
<b>Santa Barbara/Tuscan</b>	<b>Breakfast Bar</b>	<b>Balcony/Deck(s)</b>	<b>Desert Front</b>
<b>2501-2750 Sq Ft</b>	<b>Range/Oven</b>	<b>Yard Watering System-Front</b>	<b>Mountain View(s)</b>
<b>Full Bath Master BR</b>	<b>Dishwasher</b>	<b>Yard Watering System-Back</b>	<b>Possess-Close of Escrow</b>
<b>Separate Shower &amp; Tub</b>	<b>Disposal</b>	<b>Children`s Play Area</b>	<b>HOA Incl-Common Area Maint</b>
<b>Double Sinks</b>	<b>Microwave</b>	<b>3 Car Garage</b>	<b>HOA-FHA Approved Project</b>
<b>Master Bedroom Split</b>	<b>Pantry</b>	<b>Frame/Wood Construction</b>	<b>HOA-VA Approved Project</b>
<b>Master BR Upstairs</b>	<b>Kitchen Island</b>	<b>Painted Finish</b>	<b>HOA-Professionally Managed</b>
<b>Other Bedroom Downstairs</b>	<b>Washer/Dryer Hook-up Only</b>	<b>Stucco Finish</b>	<b>1st Loan-Treat as Free &amp; Clear</b>
<b>Separate BR Exit</b>	<b>Inside Laundry</b>	<b>All Tile Roof</b>	<b>Loan Type 1 - Not Applicable</b>
<b>Master BR Walk-In Closet</b>	<b>Skylight(s)</b>	<b>Refrigeration</b>	<b>Other Loan-Not Applicable</b>
<b>1 Fireplace</b>	<b>Vaulted Ceiling(s)</b>	<b>Gas Heat</b>	<b>New Fin-Cash</b>
<b>Fireplace in Family Room</b>	<b>9 Ft + Flat Ceiling(s)</b>	<b>Ceiling Fan(s)</b>	<b>New Fin-Conventional</b>
<b>Gas Fireplace</b>	<b>Cable TV Available</b>	<b>Multi-Pane Windows</b>	<b>Seller Disclosure Available</b>
<b>Private Pool</b>	<b>High Speed Internet Available</b>	<b>SRP</b>	
<b>Fenced Pool</b>	<b>Family Room</b>	<b>SW Gas</b>	
<b>Play Pool</b>	<b>Great Room</b>	<b>City Water</b>	
<b>Spa - None</b>	<b>Den/Office</b>	<b>Sewer-Public</b>	
<b>Formal Dining Room</b>	<b>Bonus/Game Room</b>	<b>Sewer-In and Connected</b>	

County: <b>Maricopa</b>	County Book/Page:	Twn-Rng-Sct:
Latitude: <b>33.445460000866085</b>	Plat:	Block:
Longitude: <b>-112.32313</b>	Photo Code: <b>Do Not Take Photo</b>	Fenced: <b>Block Fencing</b>
TimeShare Week Available:		
Internet: <b>Y</b>	External Mktg:	

**School Information**

Elem School: **Collier** Jr High School: **Collier** High School: **La Joya**  
 Elem School District: **65** High School District: **214**

**Financial Information**

Equity: <b>\$ 375,000</b>	Taxes/Year: <b>\$1646 / 2006</b>	Downpayment: <b>0</b>
HomeOwnerAssociation: <b>Yes / \$25 / Monthly</b>		Land Lease: <b>\$0 /</b> PAD Fee: <b>\$0 /</b>
Coldwater Springs		
HOA Telephone Number: <b>623-298-3300</b>		
Rec Center: <b>//</b>		
Total Encumbrances: <b>\$0</b>	Total Assum Mo Pymts: <b>\$0</b>	

**Listing and Sales Information**

Off Mkt:	Back on Mkt:
Agent Days on Market: <b>0</b>	Pending Date:
Cumulative Days on Market: <b>0</b>	

Prepared by: **Gregory Swann** Information deemed reliable but not guaranteed. Buyer to verify all information. Thu, Oct 12, 2006 06:39 AM