



2975827 ER Active / Residential LP: \$ 100,000

8330 S HUGHES DR Tolleson 85353-8903

Lot #: 206

Area/Grid: 324 / Q31

Beds/Baths: 3 / 2

AN: 101-55-206-

FE: 32FR2G

Photos: 1

Listed by: Rosita Martinez (RM073)

Office: 623-535-1515

Home: 602-565-0470

Brand 1 Realty(CERE77)

Open House: No

Hun Block: 8300W

SF: 1,341 / Assessor

Lot Size: 1-7,500

Year Built: 2001

Pool: No

Email: rositarealestate@aol.com

Mobile: 602-565-0470

Pager:

Directions: 83rd Ave And Lower Buckeye From W of I 10 Take 83rd to South 1.5 miles, right before Fry's north of Lower Buckeye turn right onto Hughes Dr.

Property is SHORT SALE TO BE SOLD AS IS . SUBJECT TO LENDERS APPROVAL

REALTOR® Remarks: CALL LISTER ROSITA MARTINEZ 602-565-0470 BEFORE SHOWING PLEASE

Additional Showing, Contact and Compensation Information

To Show: Call Lister

Owner/Occupant: CLIENT OF BRAND 1 602-565-0470 / Owner

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: 623-535-1414

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

Variable Commission: No

Property Information

Subdivision: RYLAND HOME AT HERITAGE POINT

Township - Range - Section: 1N - 1E - 15

Builder: RYLAND HOMES

Master BR: 13X12

BR 2: 0X0

BR5: 0X0

LR: 15X17

Kitchen: 0X0

Den/Other: 0X0

Marketing Name:

Plat:

Model:

BR 3: 0X0

Din Room: 10X16

Planned Community Name:

Block: 2011

Fenced: Yes

BR 4: 0X0

Fam Room: 0X0

Horses: No

Single Family-Detached
Single Level
Fee Simple
Ranch
1201-1400 Sq Ft
Full Bath Master BR
Master BR Walk-In Closet
No Fireplace
No Private Pool
Spa - None
Dining in Family Room
Range/Oven

Dishwasher
Disposal
Washer/Dryer Hook-up Only
3+ Existing Telephone Lines
Cable TV Available
Family Room
2 Car Garage
Frame/Wood Construction
Painted Finish
Stucco Finish
All Tile Roof
Refrigeration

Electric Heating
SRP
City Water
Sewer-Public
Block Fencing
Possess-Close of Escrow
HOA Incl-Common Area Maint
HOA-Professionally Managed
1st Loan-Conventional
1st Loan-Assume - No Qualify
Lender/Corp Approval Required
New Fin-Cash

New Fin-CTL
New Fin-VA
New Fin-FHA
New Fin-Conventional
Disclosures-None

School Information

Elem School: Union

Jr High School: Union

High School: Tolleson

Elem School District: 62

High School District: 214

Financial Information

Equity: \$ 100,000

Taxes/Year: \$1570 / 2007

Downpayment: 0

HomeOwnerAssociation: Yes / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: 49

Pending Date:

Cumulative Days on Market: 46

MLS#: 2975827



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM

No picture available.

2967889 ER **Active** / Residential LP: \$ 102,500

11425 W COCOPAH ST Avondale 85323-

Open House: **No**

Lot #: **18**

Area/Grid: **324 / Q30**

Hun Block: **1700S**

Beds/Baths: **3 / 2.5**

SF: **1,297 / Assessor**

AN: **101-20-026-**

Lot Size: **1-7,500**

FE: **32.5R2G**

Year Built: **2002**

Photos: **0**

Pool: **No**

Listed by: **Michael Farrell (MF445)**

Email: **remjf@aol.com**

Office: **623-687-9970**

Mobile: **602-421-0520**

Home:

Pager:

Right Step Realty, LLC(RSRY01)

Directions: MC 85 & AVONDALE BLVD. AVONDALE BLVD. SOUTH TO PIMA ST, GO EAST TO 114TH DR, GO SOUTH TO COCOPAH AND EAST TO PROPERTY

LENDER OWNED PROPERTY. SOLD AS IS, SELLER TO PROVIDE ADDENDUMS UPON CONTRACT APPROVAL. SELLER MAKES NO GUARANTIES/WARRANTIES REGARDING THE PROPERTY. BUYER TO VERIFY ALL FACTS, FIGURES AND MEASUREMENTS. COPY OF LSR AND EARNEST MONEY CHECK/PROOF OF FUNDS LETTER TO ACCOMPANY EACH OFFER FOR CONSIDERATION. NO SPDS. * SELLER TO PROVIDE \$3,000 TO CLOSING COST AND \$492/1 YR HOA CREDIT * SELLER WILL PROVIDE \$3,000 REPAIR CREDIT AT COE

REALTOR® Remarks: LOCKBOX CODE IS: 1973 OR 3545. TITLE COMPANY IS SECURITY TITLE, DEB LIZOTTE, 480-513-7232. SELLER WILL PROVIDE \$3,000 SELLING BONUS

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Not ARMLS, Vacant**

Owner/Occupant: **Vacant / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: **623-687-9970**

Office Fax: **602-707-7569**

Compensation: SA: **No / 0** BB: **Yes / 2.75%**

Variable Commission: **No**

Property Information

Subdivision: **FIELDCREST**

Marketing Name:

Planned Community Name:

Township - Range - Section: - -

Plat:

Block:

Builder: **GREAT WESTERN HOMES**

Model:

Fenced: **Yes**

Master BR: **X**

BR 2: **X**

BR 3: **X**

BR 4: **X**

BR5: **X**

LR: **X**

Din Room: **X**

Fam Room: **X**

Kitchen: **X**

Den/Other: **X**

Horses: **No**

**Single Family-Detached
Two Levels**

Range/Oven

Refrigeration

1st Loan-Treat as Free & Clear

Fee Simple

Dishwasher

Electric Heating

Lender Owned Property

1201-1400 Sq Ft

Disposal

SRP

New Fin-Cash

Full Bath Master BR

Washer/Dryer Hook-up Only

City Water

New Fin-Conventional

No Fireplace

Inside Laundry

Sewer-Public

Agency Disclosure Required

No Private Pool

2 Car Garage

Block Fencing

Spa - None

Frame/Wood Construction

Possess-Close of Escrow

Eat-in Kitchen

Stucco Finish

HOA Incl-Common Area Maint

All Tile Roof

HOA-Pets Ok (See Remarks)

School Information

Elem School: **Littleton**

Jr High School: **Underdown**

High School: **La Joya**

Elem School District: **65**

High School District: **214**

Financial Information

Equity: **\$ 102,500**

Taxes/Year: **\$1181 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$41 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **58**

Pending Date:

Cumulative Days on Market: **84**

[Archive History Report](#)

MLS#: 2967889

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2982416 ER Active / Residential LP: \$ 103,000

13844 W LUNDBERG ST Surprise 85374-7033

Lot #: **128**

Area/Grid: **313 / L29**

Beds/Baths: **3 / 2**

AN: **501-91-579-**

FE: **32R2G**

Photos: **6**

Listed by: **Claudia Artz-Ramos (CA060)**

Office: **623-877-1777**

Home: **623-935-2224**

RE/MAX Achievers(RMXV06)

Open House: **No**

Hun Block: **158000W**

SF: **1,024 / Assessor**

Lot Size: **1-7,500**

Year Built: **1999**

Pool: **No**

Email: **claudiaartz@msn.com**

Mobile: **623-764-7525**

Pager:

Directions: LITCHFIELD AND BELL SOUTH ON LITCHFIELD, EAST ON LUNDBERG, SOUTH ON 138TH LN, EAST ON LUNDBERG TO YOUR NEW HOME.

SHORT SALE! GREAT STARTER HOME 3BE/ 2BATH, 2 CAR GARAGE* LARGER MASTER BEDROOM WITH WALK-IN CLOSET* SPLIT FLOOR PLAN* BACKYARD IS NICELY LANDSCAPED WITH AUTOMATIC WATER SYSTEM, GRASS AREA WITH CURVING. THIS HOME IS ONLY MINUTES FROM SURPRISE STADIUM, AQUATIC CENTER, SHOPPING, RESTAURANTS. CLOSE TO GRAND, 101 AND 303 FREEWAYS. BUYER TO VERIFY SCHOOL INFORMATION AND MEASUREMENTS. THANKS FOR SHOWING

REALTOR® Remarks: SHORT SALE!! MUST GET A BANK APPROVAL. TITLE COMPANY TO BE LANDAMERICA TITLE MELISA TARAZON 623-882-9880

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Call Occupant (OCC), Lockbox-Occupied**

Owner/Occupant: **VICENTE GARCIA 602-768-7125 / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-298-7003**

Compensation: SA: **No / 0** BB: **Yes / 2.5%**

Variable Commission: **No**

Property Information

Subdivision: WEST POINT TOWNE CENTER	Marketing Name:	Planned Community Name: WEST POINT TOWNE CENTER
Township - Range - Section: - -	Plat:	Block:
Builder: US HOMES	Model:	Fenced: Yes
Master BR: 0X0	BR 3: 0X0	BR 4: 0X0
BR5: 0X0	Din Room: 0X0	Fam Room: 0X0
Kitchen: 0X0		Horses: No

Single Family-Detached	Dishwasher	Electric Heating	New Fin-VA
Single Level	Disposal	Ceiling Fan(s)	New Fin-FHA
Fee Simple	Washer/Dryer Hook-up	APS	New Fin-Conventional
Ranch	Only	Private Water Company	Seller Disclosure Available
1001-1200 Sq Ft	Vaulted Ceiling(s)	Sewer-Public	Agency Disclosure Required
Full Bath Master BR	Cable TV Available	Block Fencing	
Master Bedroom Split	Great Room	Possess-Close of Escrow	
No Fireplace	2 Car Garage	HOA Incl-Common Area	
No Private Pool	Frame/Wood Construction	Maint	
Spa - None	Painted Finish	HOA-Professionally	
Dining in Living/Great	Stucco Finish	Managed	
Room	All Tile Roof	1st Loan-Conventional	
Range/Oven	Refrigeration	1st Loan-Non Assumable	
		New Fin-Cash	

School Information

Elem School: **West Point**

Jr High School: **Dysart**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 103,000** Taxes/Year: **\$1100 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$114 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **35**

Pending Date:

Cumulative Days on Market: **35**

[Archive History Report](#)

MLS#: 2982416



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2945834 ER Active / Residential LP: \$ 105,000

13682 W Fargo DR Surprise 85374-5376

Open House: **No**

Lot #: **107**

Area/Grid: **313 / L29**

Beds/Baths: **3 / 2**

Hun Block: **16000N**

SF: **1,387 / Assessor**

Lot Size: **1-7,500**

Year Built: **1998**

Pool: **No**

AN: **501-16-886-**

FE: **32FR2G**

Photos: **6**

Listed by: **Rhonda McLelland (RM517)**

Office: **480-893-0600**

Home: **480-677-0560**

Email: **homes4u.rhonda@yahoo.com**

Mobile: **480-677-0560**

Pager:

West USA Realty(WUSA06)

Directions: Greenway/Litchfield From Greenway, go N on Litchfield, E on Statler, R on 136th, R on Fargo to Property (on the corner)

This is a nice 3 bedroom family home located in the West Point Towne Subdivision. Near Target on Bell Rd. This home has tile in all high-traffic living areas, hardwood floors in the master, carpet in the secondary bedrooms. Family room is great for entertaining. Front and back yards are landscaped and covered patio is wired for sound. Buyer to verify schools. Short sale, lender approval required.

REALTOR® Remarks: Great home, Great location - Easy to show. Please leave card,thank you!

Additional Showing, Contact and Compensation Information

To Show: **Buyer Broker-Use Lockbox, Lockbox-Vacant, Vacant**

Owner/Occupant: **Client of West USA,owner/agent 480-677-0560 / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **480-445-9766**

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

Variable Commission: **No**

Property Information

Subdivision: **West Point**

Township - Range - Section: **3N - 1W - 3**

Builder: **KB**

Master BR: **0x0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Marketing Name: **West Point**

Plat:

Model:

BR 3: **0x0**

Din Room: **0x0**

Planned Community Name: **West Point**

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1201-1400 Sq Ft

Full Bath Master BR

Master Bedroom Split

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Refrigerator

Pantry

Washer/Dryer Hook-up Only

Cable TV Available

High Speed Internet Available

Family Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

Multi-Pane Windows

APS

City Water

Sewer-Public

City Services

Block Fencing

North/South Exposure

Possess-By Agreement

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-Rental OK (See Remarks)

HOA-Professionally Managed

1st Loan-Conventional

Owner/Agent

Lender/Corp Approval Required

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

School Information

Elem School: **West Point**

Jr High School: **West Point**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 105,000**

Taxes/Year: **\$1134 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$158 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number: 602-437-4777

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **93**

Cumulative Days on Market: **125**

Pending Date:

[Archive History Report](#)



Front of home



Living Room



Family Room



Kitchen



Covered Patio



Backyard



2989895 ER **Active** / Residential LP: \$ 105,000

10801 W ELM LN Avondale 85323-1149

Lot #: **402**

Area/Grid: **324 / Q30**

Beds/Baths: **3 / 2**

AN: **101-54-766-**

FE: **32FRO2G**

Photos: **1**

Listed by: **Raul Rios-Lazo (RR393)**

Office: **602-989-2929**

Home: **480-272-6216**

Arizona Sonora Real Estate(ARSO01)

Open House: **No**

Hun Block: **2500S**

SF: **1,473 / Assessor**

Lot Size: **1-7,500**

Year Built: **2004**

Pool: **No**

Email: **rr-l@cox.net**

Mobile: **480-206-3986**

Pager: **480-593-0188**

Directions: LOWE BUCKEYE AND 107TH AVE W TO 109TH AVE, N TO DEL RIO, E TO 108TH, N TO DEL RIO, E TO 107TH, W TO ELM.

PRE FORECLOSURE SALE. THIRD PARTY APPROVAL REQUIRED. SHORT SALE. ALLOW EXTRA TIME FOR BANK APPROVAL. BEAUTIFUL HOME LOCATED IN A NICE AND QUIET NEIGHBORHOOD. NICE FLOOR PLAN WITH A FORMAL LIVING ROOM, FAMILY ROOM, PLUS A DEN. CERAMIC TILE IN RIGHT PLACES AND CARPET IN BEDROOMS. A/C UNIT IS UPGRADED, EXTRA CLOSET IN MASTER BATHROOM ALONG WITH THE WALK-IN IN MASTER BEDROOM.

REALTOR® Remarks: PRE FORECLOSURE SALE. PRICE IS SUBJECT TO SHORT SALE. CALL BEFORE TO SHOW IT. PLEASE LEAVE CARD. PLEASE USE EQUITY TITLE AGENCY - PENNY ESPARZA 480-834-1134

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Call Occupant (OCC)**

Owner/Occupant: **ISAAC NAJERA 480-593-0188 / Owner**

Co-List Agent:

Home: **480-962-0773**

Email: **480-234-7053**

Other Office Phone: **480-529-4411**

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

Mobile: **623-271-1477**

Pager: **480-234-0696**

Office Fax: **480-237-9465**

Variable Commission: **Yes**

Property Information

Subdivision: **SANCTUARY AT AVONDALE PARCELS 2 AND 4 LOT 402**

Township - Range - Section: **1N - 1E - 18**

Builder: **ELLIOTT**

Master BR: **12X13**

BR 2: **10X9**

BR5: **0**

LR: **12X15**

Kitchen: **7X16**

Den/Other: **10X10**

Marketing Name: **0**

Plat:

Model: **CHELSEA**

BR 3: **10X10**

Din Room: **11X15**

Planned Community Name: **0**

Block: **1022**

Fenced: **Yes**

BR 4: **0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached
Single Level
Fee Simple
Ranch
Clustered
1401-1600 Sq Ft
Full Bath Master BR
Double Sinks
Master BR Walk-In Closet
No Fireplace
No Private Pool
Spa - None
Eat-in Kitchen
Range/Oven

Dishwasher
Disposal
Inside Laundry
Skylight(s)
Satellite Dish for TV - Owned
High Speed Internet Available
Family Room
Den/Office
Covered Patio(s)
Yard Watering System-Front
2 Car Garage
Electric Door Opener(s)
Frame/Wood Construction
Stucco Finish

All Tile Roof
Refrigeration
Gas Heat
SRP
SW Gas
City Water
Sewer-Public
Block Fencing
Desert Front
North/South Exposure
Possess-Close of Escrow
All on One Level
HOA Incl-Common Area Maint
HOA-No Visible Trucks, Trailers, RV,
Boats

1st Loan-Other (Remarks)
1st Loan-Assume - Qualify
New Fin-Cash
New Fin-VA
New Fin-FHA
New Fin-Conventional
Seller Disclosure Available
Agency Disclosure
Required

School Information

Elem School: **Quentin**

Jr High School: **Underdown**

High School: **La Joya**

Elem School District: **65**

High School District: **214**

Financial Information

Equity: **\$ 105,000**

Taxes/Year: **\$1332 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$42 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

THE SANCTUARY

HOA Telephone Number: **602-572-5966**

Rec Center: **N/O**

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **26**

Pending Date:

Cumulative Days on Market: **22**

[Archive History Report](#)

MLS#: 2989895



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2917724 ER Active / Residential LP: \$ 107,000

13381 W Ocotillo LN Surprise 85374-5256

Open House: **Yes**

Lot #: **205**

Area/Grid: **313 / L29**

Hun Block: **13300N**

Beds/Baths: **3 / 2**

SF: **1,280 / Assessor**

AN: **501-16-244-**

FE: **32RD2G**

Lot Size: **1-7,500**

Year Built: **1999**

Photos: **6 Virtual Tours: 2**

Pool: **No**

Listed by: **Charlotte Rust (CR279)**

Email: **homes@movesurprise.com**

Office: **623-975-2289**

Mobile: **602-334-3358**

Home: **602-334-3358**

Pager:

Century 21 Arizona Foothills(CERE17)

Directions: Bell Rd/ Grand Ave. Bell to West Point Pkway, S to Tara, E to Naegel (1st street) S to Ocotillo Ln

SHORT SALE, Beautiful split floor plan, custom paint, laminate wood flooring, carpet in bedrooms, master suite with walk in closet, tile in kitchen and bathrooms. Vaulted ceilings, great room living area with formal dining off the kitchen. North/South exposure. Buyer to verify & inspect any/all information.

REALTOR® Remarks: VACANT. Include LSR and/or Proof of funds if cash & AS IS plus short sale Addendum is required. Sale is subject to lender approval-Please allow 30 days for Response.

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Buyer Broker-Use Lockbox, Lockbox-Vacant**

Owner/Occupant: **K. NAGUNST / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-975-3874**

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

Variable Commission: **No**

Property Information

Subdivision: **WEST POINT**

Township - Range - Section: **3N - 1W - 3**

Builder: **DAVE BROWN**

Master BR: **13X13**

BR 2: **10X11**

BR5: **0x0**

LR: **15X20**

Kitchen: **10X14**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **9X10**

Din Room: **10X14**

Planned Community Name:

Block: **5019**

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1201-1400 Sq Ft

Full Bath Master BR

Master Bedroom Split

Master BR Walk-In Closet

Other BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Formal Dining Room

Range/Oven

Dishwasher

Disposal

Microwave

Pantry

Washer/Dryer Hook-up Only

Inside Laundry

Vaulted Ceiling(s)

Pre-Wire for Satellite Dish

Cable TV Available

Great Room

Patio

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

Multi-Pane Windows

APS

Private Water Company

Sewer-Public

City Services

Block Fencing

Desert Front

North/South Exposure

Possess-By Agreement

All on One Level

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Conventional

Lender/Corp Approval Required

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

School Information

Elem School: **West Point**

Jr High School: **Dysart**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 107,000**

Taxes/Year: **\$1019 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$120 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number: 602-437-4777

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **138**

Pending Date:

Cumulative Days on Market: **298**

[Archive History Report](#)

MLS#: 2917724

Media

Description (if available)

#1 - www.21online.com/Pro...

Type

Virtual Tour

#2 - media.azimaging.net/...

Virtual Tour



Front view from Street



KITCHEN



GREAT ROOM



Formal Dining



Bedroom 2 with walk in closet



Master Bedroom Suite

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2991403 ER **Active** / Residential LP: \$ 108,400

16134 W MADISON ST **Goodyear** 85338-

Lot #: **590**

Area/Grid: **320 / q28**

Beds/Baths: **3 / 2**

AN: **500-05-673-**

FE: **32R2G**

Photos: **5**

Listed by: **Terry Dietz** (TD250)

Office: **602-323-2738**

Home:

Merit Realty LLC(MRTR01)

Open House: **No**

Hun Block: **200S**

SF: **1,055 / Assessor**

Lot Size: **1-7,500**

Year Built: **1999**

Pool: **No**

Email: azreo@meritrealty.org

Mobile:

Pager:

Directions: 161st and Van Buren I-10 to Estrella - south to Van Buren west to 161st ave left MADISON

LENDER OWNED. SELLER MAKES NO GUARANTIES AND/OR WARRANTIES. LSR/PROOF OF FUNDS & COPY OF EARNEST MONEY CHECK MUST ACCOMPANY EVERY OFFER TO BE CONSIDERED. EM MUST BE CERTIFIED FUNDS MIN \$1,000. PROPERTY IS SOLD AS IS . SELLER WILL NOT SUPPLY SPDS, TERMITES &/OR CLUE REPORT. SELLER TO PROVIDE ADDENDUMS UPON CONTRACT ACCEPTANCE. BUYER IS RESPONSIBLE FOR TUNING ON UTILITIES FOR INSPECTION.

REALTOR® Remarks: SELLER REQUEST GREAT AMERICAN TITLE COMPANY. LOCKBOX CODE: 6312

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Not ARMLS**

Owner/Occupant: **Vacant / Vacant**

Co-List Agent:

Email:

Other Office Phone: **602-323-2738**

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

Home:

Mobile:

Pager:

Office Fax: **602-304-1486**

Variable Commission: **No**

Property Information

Subdivision: **WILDFLOWER RANCH UNIT 4**

Township - Range - Section: - -

Builder: **ROSTOM**

Master BR: **12X13**

BR 2: **11X10**

BR5: **0X0**

LR: **14X13**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **11X10**

Din Room: **0X0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0X0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

3/4 Bath Master BR

No Fireplace

No Private Pool

Spa - None

Community Spa

Eat-in Kitchen

Dishwasher

Microwave

Inside Laundry

2 Car Garage

Electric Door Opener(s)

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

APS

SW Gas

City Water

Sewer-Public

Block Fencing

Cul-De-Sac Lot

Desert Front

Desert Back

North/South Exposure

Possess-By Agreement

HOA Incl-Other (Remarks)

HOA Info-Other (Remarks)

1st Loan-Treat as Free & Clear

Lender/Corp Approval Required

New Fin-Cash

New Fin-FHA

New Fin-Conventional

Disclosures-Other (See Remarks)

School Information

Elem School: **Wildflower**

Jr High School: **Avondale**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 108,400**

Taxes/Year: **\$1211 / 2007**

Downpayment: **175000**

HomeOwnerAssociation: **Yes / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **21**

Cumulative Days on Market: **118**

[Archive History Report](#)

Pending Date:

MLS#: 2991403



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2992636 ER Active / Residential LP: \$ 108,900

11206 W Berkeley RD Avondale 85392-

Lot #: 210

Area/Grid: 323 / p30

Beds/Baths: 3 / 2

AN: 102-30-868-

FE: 32R2G

Photos: 2

Listed by: Margaret A Ackman (MA197)

Office: 623-907-1199

Home:

Rose & Fields Real Estate(RAFR01)

Open House: No

Hun Block: 2100N

SF: 1,141 / Assessor

Lot Size: 1-7,500

Year Built: 1999

Pool: No

Email: ackman_m@yahoo.com

Mobile: 602-412-8087

Pager:

Directions: 112th Ave & McDowell From McDowell go North (R) on 112th Ave, West (L) ON Berkeley. House is the 2nd on the North(R) side.

Lender owned REO property in a great neighborhood. Great for first time home buyer or investor. Needs tlc.

REALTOR® Remarks: Please contact agent for seller addendum to be submitted with your offer. Lock box code is 2313. Thank you!

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Vacant

Owner/Occupant: Client of Rose & Fields / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: 623-907-1169

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

Variable Commission: Yes

Property Information

Subdivision: Crystal Point

Township - Range - Section: - -

Builder: Elliot Homes

Master BR: 0x0

BR 2: 0x0

BR5: 0x0

LR: 0x0

Kitchen: 0x0

Den/Other: 0x0

Marketing Name:

Plat:

Model:

BR 3: 0x0

Din Room: 0x0

Planned Community Name:

Block:

Fenced: Yes

BR 4: 0x0

Fam Room: 0x0

Horses: No

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

SRP

SW Gas

City Water

Sewer-Public

Block Fencing

Lake Subdivision

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA Info-Other (Remarks)

1st Loan-Conventional

Lender Owned Property

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Disclosures-None

School Information

Elem School: Littleton

Jr High School: Littleton

High School: Tolleson

Elem School District: 65

High School District: 214

Financial Information

Equity: \$ 108,900

Taxes/Year: \$1347 / 2007

Downpayment: 0

HomeOwnerAssociation: Yes / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: 22

Cumulative Days on Market: 19

Pending Date:

[Archive History Report](#)

MLS#: 2992636



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2896535 ER Active / Residential LP: \$ 109,000

9631 W CORDES RD Tolleson 85353-8501 Open House: No

Lot #: **72**

Area/Grid: **324 / Q30**

Beds/Baths: **3 / 2**

Hun Block: **9600W**

SF: **1,141 / Assessor**

Lot Size: **1-7,500**

Year Built: **2003**

Pool: **No**

AN: **101-26-088-2**

FE: **32R2G**

Photos: **4**

Listed by: **Deb D Fisher (DF285)**

Email: **debrafisher@realtyexecutives.com**

Office: **602-861-3300**

Mobile: **602-828-1900**

Home:

Pager:

Realty Executives(REA16)

Directions: 99th Ave & Lower Buckeye I 10 to 99th Ave...South on 99th Ave to lower Buckeye East to 95th Ave Right on 95th Lane Left to Cordes

Reduced 50,000....Move In Ready Home....Beautifu 3 Bedroom 2 Bath 2Car Garage Home! Large Living Room, & Eat In Kitchen with pantry...All Appliances convey full size Range, Refrigerator, Dishwasher ...Newly Painted Interior..Inside Laundry with Full Size Washer/Dryer..Garage Floor Epoxied Desert Landscape Front, Large Backyard...Very Clean Home

REALTOR® Remarks: Subject to short sale approval by lender> Pls submit Short Sale Addendum/w all offers..Call with any questions

Additional Showing, Contact and Compensation Information

To Show: **Call Lister**

Owner/Occupant: **CLIENT REALTY EXECUTIVES / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **602-861-3301**

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

Variable Commission: **Yes**

Property Information

Subdivision: **COUNTRY PLACE**

Marketing Name: **ountry Place**

Planned Community Name: **Country Place**

Township - Range - Section: **1N - 1E - 21**

Plat:

Block: **72**

Builder: **KB**

Model:

Fenced: **Yes**

Master BR: **14x13**

BR 2: **10x10**

BR 3: **10x10**

BR 4: **0x0**

BR5: **0x0**

LR: **15x15**

Din Room: **0x0**

Fam Room: **0x0**

Kitchen: **13x13**

Den/Other: **0x0**

Horses: **No**

Single Family-Detached Microwave

Refrigeration

HOA-FHA Approved Project

Single Level

Refrigerator

Electric Heating

HOA-VA Approved Project

Fee Simple

Pantry

Multi-Pane Windows

1st Loan-Treat as Free & Clear

Contemporary

Washer Included

SRP

New Fin-Cash

1001-1200 Sq Ft

Dryer Included

City Water

New Fin-VA

Full Bath Master BR

Cable TV Available

Sewer-Public

New Fin-FHA

No Fireplace

High Speed Internet Available

City Services

New Fin-Conventional

No Private Pool

Network Wiring - One Room

Block Fencing

Seller Disclosure Available

Spa - None

2 Car Garage

Possess-By Agreement

Agency Disclosure Required

Eat-in Kitchen

Frame/Wood Construction

HOA Incl-Common Area Maint

Range/Oven

Painted Finish

HOA-Pets Ok (See Remarks)

Dishwasher

Stucco Finish

HOA-No Visible Trucks, Trailers, RV, Boats

Disposal

All Tile Roof

HOA-Rental OK (See Remarks)

School Information

Elem School: **Union**

Jr High School: **Union**

High School: **Tolleson**

Elem School District: **214**

High School District: **214**

Financial Information

Equity: **\$ 109,000**

Taxes/Year: **\$1385 / 2006**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$115 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

COUNTRY PLACE ASSOCI

HOA Telephone Number: 6029579191

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **183**

Pending Date:

Cumulative Days on Market: **177**

[Archive History Report](#)

MLS#: 2896535



WELCOME HOME



BEAUTIFUL KITCHEN/ LOTS OF CABINETS



LIVING ROOM RECENTLY PAINTED



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2982690 ER Active / Residential LP: \$ 109,000

11376 W Davis LN Avondale 85323-

Lot #: **379**

Area/Grid: **324 / Q30**

Beds/Baths: **4 / 2**

AN: **101-54-191-**

FE: **42FR2G**

Photos: **1**

Listed by: **Benjamin R. Bryner (BB370)**

Office: **480-892-9250**

Home: **480-326-5110**

USA Prime Real Estate(USAP01)

Open House: **No**

Hun Block: **2700S**

SF: **1,480 / Assessor**

Lot Size: **1-7,500**

Year Built: **2004**

Pool: **Yes - Community**

Email: **benbryner@gmail.com**

Mobile: **480-326-5110**

Pager:

Directions: 115th Ave & Buckeye From I-10 take Avondale exit and go south 2 3/4 mi. turn left @ Durango, then 1st right (113th Dr.) Davis is 3rd right.

Short Sale, all offers are contingent on bank approval. Do not contact tenant directly, call listing agent to arrange showing. Home is sold as-is.

REALTOR® Remarks: Looking for a great investment? This is it!!! Tenant is currently paying \$950/mo with perfect pay history. Home is in great condition, no fix up needed. Bring all offers!

Additional Showing, Contact and Compensation Information

To Show: **Call Lister**

Owner/Occupant: **Veronica / Tenant**

Co-List Agent:

Email:

Other Office Phone:

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

Home:

Mobile:

Pager:

Office Fax: **480-383-6631**

Variable Commission: **No**

Property Information

Subdivision: **Durango Park**

Township - Range - Section: **1N - 1E - 18**

Builder: **Brown Family Commun**

Master BR: **0x0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **0x0x**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1401-1600 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Community Pool

Dining in Family Room

Range/Oven

Dishwasher

Disposal

Refrigerator

Kitchen Island

Inside Laundry

Vaulted Ceiling(s)

No Interior Steps

Pre-Wire for Satellite Dish

Satellite Dish for TV - Owned

Cable TV Available

High Speed Internet Available

Security System - Owned

Family Room

Covered Patio(s)

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Multi-Pane Windows

SRP

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Desert Front

Possess-Tenants Rights

HOA Incl-Common Area Maint

HOA Incl-Street Maint

HOA-No Visible Trucks, Trailers, RV, Boats

HOA-Rental OK (See Remarks)

HOA-Professionally Managed

1st Loan-Conventional

1st Loan-Non Assumable

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Disclosures-None

Items Updated

Flooring/2004/Partial

School Information

Elem School: **Littleton**

Jr High School: **Underdown**

High School: **La Joya**

Elem School District: **65**

High School District: **214**

Financial Information

Equity: **\$ 109,000**

Taxes/Year: **\$1424 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$115 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **N//**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **41**

Cumulative Days on Market: **34**

[Archive History Report](#)

Pending Date:

MLS#: 2982690



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2993605 ER Active / Residential LP: \$ 109,900

15447 W Port Royale LN Surprise 85379-

Lot #: **363**

Area/Grid: **313 / I28**

Beds/Baths: **3 / 2**

AN: **501-95-237-**

FE: **32R2G**

Photos: **2**

Listed by: **Daniel McCarthy (DM536)**

Office: **623-776-2353**

Home:

Metro North Realty(METN02)

Open House: **No**

Hun Block: **15100W**

SF: **1,205 / Assessor**

Lot Size: **1-7,500**

Year Built: **2001**

Pool: **No**

Email: **dan@buy623.com**

Mobile: **623-628-7372**

Pager:

Directions: REEMS & GREENWAY REEMS S. TO CUSTER. EAST ON CUSTER TO 153RD. SOUTH ON 153RD TO PORT ROYALE LANE. EAST TO HOME

GREAT SIZED LOT. THIS HOME FEATURES 3 SPACIOUS BEDROOMS AND 2 FULL BATHROOMS. TILE KITCHEN, CEILING FANS THROUGHOUT. EASY TO MAINTAIN DESERT LANDSCAPING FRONT YARD. LANDSCAPED GRASS AREA IN BACKYARD WITH MATURE ORANGE TREE AND EXTENDED PATIO. THIS HOME IS MUST SEE! GREAT HOME IN A COMMUNITY NEIGHBORHOOD HAS AN OUTSTANDING REPUTATION.

REALTOR® Remarks: CALL TENANT 24 HOUR NOTICE! MAKE SURE YOU CALL. SHOWINGS WHEN TENANT IS HOME. CALL! LENDER APPROVAL REQUIRED. SHORT SALE BEING NEGOTIATED BY NSC. 95% SUCCESS RATE. 4-8 WEEKS FOR APPROVAL. COMMISSION IS VARIABLE. AS-IS CONDITION.

Additional Showing, Contact and Compensation Information

To Show: **Show-Tenants Rights**

Owner/Occupant: **Michelle 562-230-3319 / Tenant**

Co-List Agent: **Michael McCarthy(MM758)**

Email: **buyerrep1000@yahoo.com**

Other Office Phone:

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

Home: Mobile: **480-236-2776**

Pager:

Office Fax:

Variable Commission: **No**

Property Information

Subdivision: **Countryside**

Township - Range - Section: - -

Builder: **Ryland**

Master BR: **0x0**

BR5: **0x0**

Kitchen: **0x0**

BR 2: **0x0**

LR: **0x0**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **0x0**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1201-1400 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

Skylight(s)

Cable TV Available

Great Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

City Water

Sewer-Public

City Services

Block Fencing

North/South Exposure

Possess-By Agreement

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Conventional

New Fin-Cash

New Fin-VA

New Fin-Conventional

Disclosures-None

School Information

Elem School: **Countryside**

Elem School District: **89**

Jr High School: **Cimarron Springs**

High School: **Willow Canyon**

High School District: **89**

Financial Information

Equity: **\$ 109,900**

Taxes/Year: **\$774 / 2004**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$90 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **16**

Cumulative Days on Market: **16**

[Archive History Report](#)

Pending Date:

MLS#: 2993605



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2908197 ER Active / Residential LP: \$ 110,000

3230 S 162nd LN Goodyear 85338-

Lot #: **11**

Area/Grid: **320 / R28**

Beds/Baths: **3 / 2**

AN: **500-06-794-**

FE: **32R2G**

Photos: **1**

Listed by: **Judy L Berry (jb009)**

Office: **480-706-1034**

Home:

J L Berry Company(JLBC01)

Open House: **No**

Hun Block: **3200S**

SF: **1,136 / Assessor**

Lot Size: **1-7,500**

Year Built: **2003**

Pool: **No**

Email: **judyberry@cox.net**

Mobile: **602-380-5171**

Pager:

Directions: Estrella Parkway & Lower Buckeye Pkwy I-10 to Estrella Parkway;S to Yuma;W to Sarival;S to Victory;E to 162nd Dr.;N to Superior;E to 162nd Ave.;N to home

at close of escrow! Cute starter home and well maintained. Quiet neighborhood and only 5 years old. Large backyard. Lender owned sold as-is, where-is. Make an offer. Must submit LSR, copy of earnest money check. Seller to choose title company. Please give lender up to 72 hours for response if submitting on Friday or over weekend. Generally we can expect a response back in 24 hours. This is not a short sale. All figs/measurements are approximate. Please call for lockbox code and include email address with offer. Thanks for showing

REALTOR® Remarks: lockbox code is 4453

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant, Lockbox-Not ARMLS, Vacant**

Owner/Occupant: **vacant / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **480-706-5048**

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

Variable Commission: **Yes**

Property Information

Subdivision: **Sarival Village**

Township - Range - Section: - -

Builder: **DR Horton**

Master BR: **0**

BR 2: **0**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**

Din Room: **0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1001-1200 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Inside Laundry

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

SRP

City Water

Sewer-Public

Block Fencing

Possess-By Agreement

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Lender Owned Property

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Disclosures-None

School Information

Elem School: **Wildflower**

Jr High School: **Avondale**

High School: **Agua Fria So. 10-12**

Elem School District: **44**

High School District: **44**

Financial Information

Equity: **\$ 110,000**

Taxes/Year: **\$1071 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **152**

Pending Date:

Cumulative Days on Market: **149**

[Archive History Report](#)

MLS#: 2908197



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2979781 ER **Active** / Residential LP: \$ 110,000

16091 W MARICOPA ST Goodyear 85338-2861

Open House: **No**

Lot #: **10**

Area/Grid: **320 / Q28**

Hun Block: **150S**

Beds/Baths: **3 / 2**

SF: **1,347 / Assessor**

AN: **500-05-068-**

Lot Size: **1-7,500**

FE: **32R2G**

Year Built: **1996**

Photos: **2**

Pool: **No**

Listed by: **Angel Trinidad (AT168)**

Email: **angel@AngelTrinidad.com**

Office: **602-230-7600**

Mobile: **602-692-9147**

Home: **602-486-9430**

Pager:

Homesmart(cril01)

Directions: Estrella Pkwy And Yuma West to wildflower. Right to shooting star.Right on 161th ave.Left on maricopa.

Priced to sell !! Close to shopping and schools. Short sale. Need seller's lender approval.

REALTOR® Remarks: Title work already started with Great American Title(Erika Enriquez 602-324-2052)Please include Short Sale,Hoa and AS IS addendum. Thanks for showing ! (LOCKBOX CODE 1965)

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Not ARMLS, Vacant**

Owner/Occupant: **Client Of Angel Trinidad / Vacant**

Co-List Agent:

Email:

Other Office Phone:

Compensation: SA: **No / 0** BB: **Yes / 2.5%**

Home:

Mobile:

Pager:

Office Fax: **602-458-9537**

Variable Commission: **Yes**

Property Information

Subdivision: **WILDFLOWER RANCH**

Township - Range - Section: **1N - 1W - 7**

Builder: **OSTON**

Master BR: **0**

BR 2: **0**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**

Din Room: **0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1201-1400 Sq Ft

Full Bath Master BR

Double Sinks

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

Inside Laundry

Yard Watering System-Front

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

APS

City Water

Sewer-Public

City Services

Block Fencing

Desert Front

North/South Exposure

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Conventional

Lender/Corp Approval Required

New Fin-Cash

New Fin-VA

New Fin-FHA

Seller Disclosure Available

School Information

Elem School: **Wildflower**

Jr High School: **Wildflower**

High School: **Desert Ridge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 110,000**

Taxes/Year: **\$1451 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$120 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Wildflower HOA

HOA Telephone Number: 602-277-7070

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **40**

Cumulative Days on Market: **40**

[Archive History Report](#)

Pending Date:

MLS#: 2979781



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2982190 ER **Active** / Residential LP: \$ 110,000

222 S 7 ST Avondale 85329-

Lot #: 12

Area/Grid: 320 / Q29

Beds/Baths: 3 / 2

AN: 500-43-112-

FE: 32R2G

Photos: 4

Listed by: Imelda Reyes (IR113)

Office: 480-222-3003

Home:

1st USA Commercial Properties,(FUCP01)

Open House: **No**

Hun Block: **700E**

SF: **1,516 / Assessor**

Lot Size: **1-7,500**

Year Built: **2003**

Pool: **No**

Email: imereyes@cox.net

Mobile: **602-679-7757**

Pager:

Directions: Dysart & Manin St. From I-10 South on Dysart RD, to Main St. west onto Main then south on 7th St. To property.

!!!!Short Sale!!!!This home is perfect for a first time buyer. Home features 3 bedrooms 2 bathrooms, custom paint, tile in all of the right places and fans in all of the rooms. Storage Shed 8x10. This is a short sale.

REALTOR® Remarks: Please call lister with any questions. With all offers please send LSR, AS IS Addendum, Short Sale Addendum. Please use Security Title

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Lockbox-Occupied**

Owner/Occupant: **Mr. Perez / Owner**

Co-List Agent:

Email:

Other Office Phone:

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

Home:

Mobile:

Pager:

Office Fax: **623-476-7742**

Variable Commission: **Yes**

Property Information

Subdivision: **Brookeside**

Township - Range - Section: - -

Builder: **JM DeMore Builders**

Master BR: **12x13**

BR5: **0**

Kitchen: **11x12**

BR 2: **10x11**

LR: **12x20**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **10x11**

Din Room: **11x20**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1401-1600 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Pantry

Washer/Dryer Hook-up Only

3+ Existing Telephone Lines

Patio

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

City Water

Sewer-Public

Block Fencing

Possess-Close of Escrow

No Association Fee

HOA Info-Other (Remarks)

1st Loan-Conventional

New Fin-Cash

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

School Information

Elem School: **Avondale**

Elem School District: **44**

Jr High School: **Avondale**

High School: **Agua Fria North 9-11**

High School District: **216**

Financial Information

Equity: **\$ 110,000**

Taxes/Year: **\$1192 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Agent Days on Market: **50**

Cumulative Days on Market: **35**

[Archive History Report](#)

Back on Mkt:

Pending Date:

MLS#: 2982190



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2990701 ER Active / Residential LP: \$ 110,000

8825 W Watkins ST Tolleson 85353-

Lot #: **428**

Area/Grid: **324 / Q31**

Beds/Baths: **4 / 2**

AN: **101-57-416-**

FE: **42R2G**

Photos: **1**

Listed by: **Coleen S Tompkins (CT062)**

Office: **480-759-4300**

Home: **602-690-6903**

Keller Williams Realty Sonoran Living(KWAF01)

Open House: **No**

Hun Block: **2700S**

SF: **1,662 / Assessor**

Lot Size: **1-7,500**

Year Built: **2004**

Pool: **No**

Email: **RC@TompkinsAZHomes.com**

Mobile: **602-690-6903**

Pager: **602-690-6903**

Directions: 83rd Ave & Lower Buckeye Rd. W on Lower Buckeye, N on 87th Ave, W on Hughes, N on 87th Dr, W on Hammond, N on 88th to Watkins.

Lender owned! Seller is offering a \$3000 buyer closing cost credit! Home is sold as-is but you can inspect. No SPDS, No CLUE. Must use Chicago Title. Cute house with a lot of potential. Submit LSR and HOA addendum with offer. House was partially stripped by former owner. No FHA financing possible. Offering price reflects this fact.

REALTOR® Remarks: Lockbox code is 3545. Status is current. \$2,000 bonus to selling agent, certain conditions apply, call co-lister @ 602.295.8438 for details.

Additional Showing, Contact and Compensation Information

To Show: **Vacant**

Owner/Occupant: **Bank owned / Vacant**

Co-List Agent: **Drew Tompkins(DT190)**

Email: **drew@tompkinsazhomes.com**

Other Office Phone: **480-706-7259**

Compensation: SA: **No / 0** BB: **Yes / 2.75%**

Home: **602-295-8438**

Mobile: **602-295-8438**

Pager: **602-295-8438**

Office Fax: **480-706-7260**

Variable Commission: **No**

Property Information

Subdivision: **91st Ave & Lower Buckeye Rd.**

Township - Range - Section: **- -**

Builder: **Richmond American**

Master BR: **0**

BR 2: **0**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model: **Opal**

BR 3: **0**

Din Room: **0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1601-1800 Sq Ft

Full Bath Master BR

Separate Shower & Tub

Double Sinks

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Kitchen Feat-Other (Remarks)

Inside Laundry

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

SW Gas

City Water

Sewer-Public

Block Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Lender Owned Property

New Fin-Cash

New Fin-Conventional

Disclosures-None

Disclosures-Other (See Remarks)

School Information

Elem School: **Union**

Jr High School: **Union**

High School: **Tolleson**

Elem School District: **62**

High School District: **214**

Financial Information

Equity: **\$ 110,000**

Taxes/Year: **\$1774 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$142 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Farmington Park

HOA Telephone Number: 602.957.9191

Rec Center: **//**

Listing and Sales Information

Off Mkt:

Agent Days on Market: **21**

Cumulative Days on Market: **21**

[Archive History Report](#)

Back on Mkt:

Pending Date:

MLS#: 2990701



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2995752 ER **Active** / Residential LP: \$ 110,000

15705 W SMOKEY DR Surprise 85374-4347 Open House: **No**

Lot #: **104**

Area/Grid: **313 / I28**

Beds/Baths: **3 / 2**

Hun Block: **16500N**

SF: **1,065 / Assessor**


Lot Size: **1-7,500**

Year Built: **1996**

Pool: **No**

AN: **501-77-123-**

FE: **32R2G**

Photos:  **2**

Listed by: **Jamie Lee Consalvo** (jc784)

Email: **jamieconsalvo1@yahoo.com**

Office: **623-877-8987**

Mobile: **623-385-6302**

Home: **623-466-8194**

Pager:

Kings and Associates Realty(KAAR01)

Directions: Bell and Reems WEST ON BELL TO MOUNTAIN VISTA, SOUTH TO ELM, EAST TO 158 AVE, SOUTH TO POST, EAST TO 157 AVE AND SOUTH ON 157 TO HOME

DONT MISS THIS GREAT SHORT SALE PROPERTY!!! HOME IS BEAUTIFUL!! 3 BEDROOMS AND 2 BATHROOMS. ALLOW 3 WEEKS FOR BANK APPROVAL AND ATTACH AS AS IS SHORT SALE ADENDUM AND LSR!!

REALTOR® Remarks: ALLOW 3 WEEKS FOR BANK APPROVAL AND ATTACH AS AS IS SHORT SALE ADENDUM AND LSR!!

Additional Showing, Contact and Compensation Information

To Show: **Call Lister**

Owner/Occupant: **MEGHAN OXLEY / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-877-3468**

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

Variable Commission: **No**

Property Information

Subdivision: **MOUNTAIN VISTA RANCH**

Marketing Name:

Planned Community Name:

Township - Range - Section: **3N - 1W - 6**

Plat:

Block:

Builder: **BEAZER**

Model:

Fenced: **Yes**

Master BR: **00**

BR 2: **0**

BR 3: **0**

BR 4: **0**

BR5: **0**

LR: **0**

Din Room: **0**

Fam Room: **0**

Kitchen: **0**

Den/Other: **0**

Horses: **No**

Single Family-Detached

Disposal

APS

New Fin-FHA

Single Level

Pantry

City Water

New Fin-Conventional

Fee Simple

Washer/Dryer Hook-up Only

Sewer-Public

Seller Disclosure Available

1001-1200 Sq Ft

2 Car Garage

Block Fencing

Full Bath Master BR

Frame/Wood Construction

Possess-By Agreement

No Fireplace

Painted Finish

HOA Incl-Common Area Maint

No Private Pool

Stucco Finish

HOA-Pets Ok (See Remarks)

Spa - None

All Tile Roof

1st Loan-Conventional

Eat-in Kitchen

Refrigeration

New Fin-Cash

Range/Oven

Electric Heating

New Fin-VA

School Information

Elem School: **Countryside**

Jr High School: **Countryside**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 110,000**

Taxes/Year: **\$889 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **13**

Pending Date:

Cumulative Days on Market: **13**

[Archive History Report](#)

MLS#: 2995752



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2974066 ER Active / Residential LP: \$ 110,900
3452 S 162ND LN Goodyear 85338-3521 Open House: No

Lot #: **31**

Area/Grid: **320 / Q28**

Beds/Baths: **3 / 2**

Hun Block: **16300W**

SF: **1,031 / Assessor**

Lot Size: **1-7,500**

Year Built: **2001**

Pool: **No**

AN: **500-06-904-**

FE: **32R2G**

Photos: **3**

Listed by: **RoseAnn Patterson (RP106)**

Email: **RoseAnn@TeamPattersonHomes.com**

Office: **623-344-8000**

Mobile: **623-693-4424**

Home: **602-469-7653**

Pager:

Keller Williams Realty Professional Partners(KWPR03)

Directions: Sarival & Lower Buckeye S. to Victory St, E. to 162nd Dr, S. to Lupine, W. to 162nd Ln S. to Adorable Lender Owned Property...Not a Short Sale!

Just Reduced \$10K on 5/23! We Get Answers & We Get Them Sold Quickly At These Prices! Excellent Positive Cash Flow Investment or Perfect First Time Home Buyer Property! Three Spacious Bedrooms, Nice Size Great Room, Neutral Colors, Huge Backyard, Great Shape For Lender Owned Property! As-Is Purchase! Inspection Period Is Still Available For Your Clients Comfort In Purchasing. Must See.... Will Go Quick At This New Low Price! Thank you for Showing this Preferred Lender Owned Home Compliments of Team Patterson Homes! Our Team Of Professionals Will Guide You & Your Clients Through A Pleasant Bank Owned Purchase.

REALTOR® Remarks: \$1,000 BONUS W/SUCCESSFUL CLOSING! NOT ON ARMLS CODE 6256 'AS-IS' Addendum & LSR Req. NO CLUE,SPDS. Email offer & addendums to RoseAnn@TeamPattersonHomes.com

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Not ARMLS, Vacant**

Owner/Occupant: **OWNER OF RECORD / LENDER OWNED 623-693-4424 / Vacant**

Co-List Agent:

Home:

Mobile: **623-695-2655**

Email: **Doug@TeamPattersonHomes.com**

Pager:

Other Office Phone: **623-344-8000**

Office Fax:

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

Variable Commission: **No**

Property Information

Subdivision: **Sarival Village**

Township - Range - Section: **1N - 1W - 19**

Builder: **Ryland**

Master BR: **12x11**

BR 2: **10x10**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name: **Sarival Village**

Plat:

Model:

BR 3: **10x10**

Din Room: **0**

Planned Community Name: **Sarival Village**

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1001-1200 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

Other (Remarks)

Cable TV Available

High Speed Internet Available

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

SRP

City Water

Sewer-Public

Sewer-In and Connected

City Services

Block Fencing

Desert Front

Mountain View(s)

Possess-By Agreement

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

1st Loan-Non Assumable

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Agency Disclosure Required

Disclosures-None

School Information

Elem School: **Avondale**

Jr High School: **Avondale**

High School: **Agua Fria So. 10-12**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 110,900**

Taxes/Year: **\$1000 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$108 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Sarival Village

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **50**

Cumulative Days on Market: **49**

Pending Date:

[Archive History Report](#)

MLS#: 2974066



VERY CLEAN FORCLOSURE PROPERTY. BANK
WANTS SOLD NOW AND IS PRICED
ACCORDINGLY

OPEN GREAT ROOM FLOORPLAN FEATURES
EAT-IN KITCHEN AND GOOD SIZE LIVING
ROOM



KITCHEN HAS LOTS OF COUNTER AND
CABINET SPACE.

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2970422 ER **Active** / Residential LP: \$ 113,500

16223 W LUPINE AVE Goodyear 85338-3514

Lot #: **63**

Area/Grid: **320 / Q28**

Beds/Baths: **3 / 2**

AN: **500-06-936-**

FE: **32R2G**

Photos: **1**

Listed by: **Ben Hirsch** (BH298)

Office: **602-787-4400**

Home: **623-932-5021**

Realty USA Southwest(usas01)

Open House: **No**

Hun Block: **3500S**

SF: **1,031 / Assessor**

Lot Size: **1-7,500**

Year Built: **2001**

Pool: **No**

Email: **ben@hirschrep.com**

Mobile: **623-210-2524**

Pager:

Directions: I-10 & Estrella Mnt Pkwy Estrella So. to Yuma West to Sarival So. to Victory West to 162nd So.

Great Location!! Fantastic Price!! Dining in Living/Great Room with recessed wall for entertainment & electronics/TV ect. Bank owned home. Buyer to verify all information.

REALTOR® Remarks: Lockbox 3366. Before you write an offer go to <http://hirschrep.com/offer.htm> and answer the questions. I will contact you when the bank gives me a response.

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant, Lockbox-Not ARMLS**

Owner/Occupant: **Bank Owned / Vacant**

Co-List Agent:

Email:

Other Office Phone:

Compensation: SA: **No / 0** BB: **Yes / 3.0%**

Home:

Mobile:

Pager:

Office Fax:

Variable Commission: **No**

Property Information

Subdivision: **Sarival Village**

Township - Range - Section: **1N - 1W - 19**

Builder: **RYLAND HOMES**

Master BR: **0x0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **0x0**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Microwave

Washer/Dryer Hook-up Only

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

City Water

Sewer-Public

Block Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-No Visible Trucks, Trailers, RV, Boats

1st Loan-Conventional

New Fin-Cash

New Fin-CTL

New Fin-VA

New Fin-FHA

New Fin-Conventional

Agency Disclosure Required

School Information

Elem School: **Desert Star**

Jr High School: **Desert Star**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 113,500**

Taxes/Year: **\$1002 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **55**

Pending Date:

Cumulative Days on Market: **55**

[Archive History Report](#)

MLS#: 2970422



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2949012 ER **Active** / Residential LP: \$ 114,900

14942 W Port Au Prince LN Surprise 85379-

Lot #: **402**

Area/Grid: **313 / I28**

Beds/Baths: **3 / 2**

AN: **501-17-467-**

FE: **32R2G**

Photos: **6**

Listed by: **Jeremy Smerdell** (js623)

Office: **928-704-5353**

Home: **480-221-6179**

Triton Realty Group(USWT01)

Open House: **No**

Hun Block: **15150N**

SF: **1,062 / Assessor**

Lot Size: **1-7,500**

Year Built: **2000**

Pool: **No**

Email: real@citlink.net

Mobile:

Pager:

Directions: Greenway & Reems Reems to Greenway, east to 149th Ave. South to Port Au Prince then west to the property.

Bank Owned Foreclosure (REO). Sold AS-IS. This 3 bedroom 2 bath home. Nice desert landscaping. Block wall around back yard.

REALTOR® Remarks: Bank owned foreclosure (REO) Status updated daily! Sold AS-IS. No SPDS/Clue. LSR must accompany offer. EMD to be 1% of sales price in certified funds. Lock box combo 6312.

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant**

Owner/Occupant: **Bank owned / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **928-704-5366**

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

Variable Commission: **No**

Property Information

Subdivision: **Ashton Rancy**

Township - Range - Section: - -

Builder: **Unknown**

Master BR: **0x0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **0x0**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Kitchen Feat-None

Inside Laundry

Patio

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

Private Water Company

Sewer-Public

City Services

Block Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Lender Owned Property

New Fin-Cash

New Fin-Conventional

Disclosures-None

School Information

Elem School: **Kingswood**

Jr High School: **Dysart**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 114,900**

Taxes/Year: **\$906 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$ / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **93**

Cumulative Days on Market: **89**

Pending Date:

[Archive History Report](#)

MLS#: 2949012



Front of home



Front room



Dining area



Kitchen



Back of home



Back patio



2990769 ER Active / Residential LP: \$ 114,900

13858 W Tara LN Surprise 85374-5354

Open House: **No**

Lot #: **35**

Area/Grid: **313 / L29**

Beds/Baths: **3 / 2**

Hun Block: **16000N**

SF: **1,419 / Assessor**

Lot Size: **1-7,500**

Year Built: **1999**

Pool: **No**

AN: **501-16-814-**

FE: **32R2G**

Photos: **6**

Listed by: **Andrew J Monaghan CRS GRI (AM127)**

Office: **623-939-8900**

Home: **602-308-4660**

Email: **andrew@andrewmonaghan.com**

Mobile: **602-920-4343**

Pager:

Keller Williams Realty Prof. Partners(KWPR02)

Directions: BELL RD & LITCHFIELD RD. FROM BELL. LEFT LITCHFIELD RD. LEFT ON STATLER. RIGHT 138 AVE. RIGHT W. FARGO WHICH TURNS INTO 138 LN. RIGHT ON TARA.

Ideal starter home or investment! Spacious 1419 sqft floorplan w/3 BR/2 Baths, open kitchen with island, ceiling fans throughout, good sized yard with plenty of space to entertain! Yard is awaiting your landscaping imagination!! Home is sold as is, where is. Bank owned, not short sale.

REALTOR® Remarks: For emailed offers send to fax@themonaghanguroup.com. Preapproval from Countrywide, Jason Servais 623-825-9800, LSR, copy of EM, source of funds and CW Addendum (attached) w/offers. Call or email Coagent w/questions.

Additional Showing, Contact and Compensation Information

To Show: **Buyer Broker-Use Lockbox, Lockbox-Vacant, Vacant**

Owner/Occupant: **Client of TMG (CW) / Vacant**

Co-List Agent: **Eric Nicks(EN036)**

Email: **eric@themonaghanguroup.com**

Other Office Phone: **602-308-4660**

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

Home:

Mobile: **602-790-6547**

Pager:

Office Fax: **480-302-5816**

Variable Commission: **No**

Property Information

Subdivision: **WEST POINT**

Township - Range - Section: **- -**

Builder: **KAUFMAN & BROAD**

Master BR: **16X13**

BR5: **0X0**

Kitchen: **13X9**

BR 2: **12X10**

LR: **19X16**

Den/Other: **0X0**

Marketing Name:

Plat:

Model:

BR 3: **11X10**

Din Room: **11X9**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0X0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1401-1600 Sq Ft

3/4 Bath Master BR

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Kitchen Island

Inside Laundry

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

SRP

Private Water Company

Sewer-Public

Block Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-No Visible Trucks, Trailers, RV, Boats

HOA-Rental OK (See Remarks)

HOA-Professionally Managed

1st Loan-Conventional

New Fin-Cash

New Fin-CTL

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

School Information

Elem School: **West Point**

Elem School District: **89**

Jr High School: **Dysart**

High School: **Dysart**

High School District: **89**

Financial Information

Equity: **\$ 114,900**

Taxes/Year: **\$1094 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$120 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Off Mkt:

Agent Days on Market: **22**

Cumulative Days on Market: **21**

[Archive History Report](#)

Back on Mkt:

Pending Date:

MLS#: 2990769

Media

Type

Description (if available)

[#1 - CW addendum and mold...](#)

Acrobat PDF

CW Addendum. Must include with offer



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2832973 ER Active / Residential LP: \$ 115,000

16192 W Grant ST Goodyear 85338-2868

Lot #: **279**

Area/Grid: **320 / Q28**

Beds/Baths: **3 / 2**

AN: **500-05-345-**

FE: **32R2G**

Photos: **3**

Listed by: **Aimee K Moea' (AM300)**

Office: **602-743-1514**

Home: **480-720-5288**

Mike Taggart & Associates(MTTA01)

Open House: **No**

Hun Block: **16000W**

SF: **1,159 / Assessor**

Lot Size: **1-7,500**

Year Built: **1997**

Pool: **No**

Email: **aimeemoeai@hotmail.com**

Mobile: **480-720-5288**

Pager:

Directions: Yuma & Estrella Pkwy- Head west on Yuma to Wildflower Dr- turn right- make 1st left to continue on wildflower DR- turn right on Grant st.

Available..if listing shows active it is! Short Sale...Lender approval req. This is a great home close to all new shopping development. This 3 bedroom with,vaulted ceilings,inside laundry,covered patio and low maintenance landscaping. This is a great floor plan that uses the space well. Quiet neighborhood and close to I10 for easy commute.

REALTOR® Remarks: 2 Keys in sprinkler timer box next to electrical box on side of home.Please put back 2 keys. Short sale, Lender approval required. Buyer to verify all info.

Additional Showing, Contact and Compensation Information

To Show: **Vacant**

Owner/Occupant: **Client / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **480-988-1151**

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

Variable Commission: **No**

Property Information

Subdivision: **Wildflower Ranch**

Township - Range - Section: **1N - 1W - 7**

Builder: **Roston**

Master BR: **0x0**

BR 2: **0x0**

BR5: **0x0**

LR: **0x0**

Kitchen: **0x0**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **0x0**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **0x0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

Inside Laundry

Satellite Dish for TV - Owned

Cable TV Available

High Speed Internet Available

Security System - Owned

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

SRP

SW Gas

City Water

Sewer-Public

Block Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Lender/Corp Approval Required

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

School Information

Elem School: **Wildflower**

Jr High School: **Wildflower**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1111 / 2006**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$35 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **282**

Cumulative Days on Market: **282**

Pending Date:

[Archive History Report](#)

MLS#: 2832973



Front of home, desert landscaping with watering system.



Living room/great room with neutral color carpet.



Kitchen with tile floors.

Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2945160 ER Active / Residential LP: \$ 115,000

16139 W LINCOLN ST Goodyear 85338-

Open House: **No**

Lot #: **319**

Area/Grid: **320 / Q28**

Hun Block: **16100W**

Beds/Baths: **3 / 2**

SF: / **Assessor**

AN: **500-05-389-**

Lot Size: **1-7,500**

FE: **32R2G**

Year Built: **1997**

Photos: **6**

Pool: **No**

Listed by: **Britney L Williford GRI (BW183)**

Email: **britneylane82@yahoo.com**

Office: **480-464-6000**

Mobile: **602-770-5554**

Home:

Pager:

Red Brick Realty(RDBK01)

Directions: I-10 & Estrella S. on Estrella> W. on Van Buren> South on 159th Ave> W. on Harrison> S. on Shooting Star> W. on Lincoln to home-16139

JUST REDUCED!! This home, with vaulted ceilings, has custom paint, upgraded black appliances, Spacious Walk-in Closet in Master Bedroom, Stove and dryer have hook up for gas and electric. All fans and lights have been upgraded along with garbage disposal. Walking distance to elementary and high school. Also close to new shopping mall and spring training center. Seller will make minor repairs.

REALTOR® Remarks: Dogs are usually kenneled but can be removed from property for showings. Call owner to make arrangements. Owner works 5 mins from property and is flexible for your showing.' This property is being offered as a **SHORT SALE**. Bring All Offers

Additional Showing, Contact and Compensation Information

To Show: **Call Occupant (OCC), Lockbox-Occupied**

Owner/Occupant: **Byron and Allison 623-451-3009 / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: **480-464-6000**

Office Fax: **480-240-4191**

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

Variable Commission: **No**

Property Information

Subdivision: **WILDFLOWER RANCH**

Township - Range - Section: **1N - 1W - 7**

Builder: **Roston**

Master BR: **0X0**

BR 2: **0X0**

BR5: **0X0**

LR: **0X0**

Kitchen: **0X0**

Den/Other: **0X0**

Marketing Name:

Planned Community Name: **WILDFLOWER**

Plat:

Block:

Model:

Fenced: **Yes**

BR 3: **0X0**

BR 4: **0X0**

Din Room: **0X0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Contemporary

1001-1200 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Microwave

Pantry

Washer Included

Dryer Included

Inside Laundry

Vaulted Ceiling(s)

No Interior Steps

Cable TV Available

High Speed Internet Available

Great Room

Covered Patio(s)

2 Car Garage

Electric Door Opener(s)

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Sunscreen(s)

Ceiling Fan(s)

Multi-Pane Windows

APS

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Cul-De-Sac Lot

North/South Exposure

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

1st Loan-Conventional

Owner/Agent

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

School Information

Elem School: **Wildflower**

Jr High School: **Wildflower**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1285 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$49 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Cuellar

HOA Telephone Number: **602-277-7070**

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **95**

Pending Date:

Cumulative Days on Market: **95**

[Archive History Report](#)

MLS#: 2945160



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2980356 ER Active / Residential LP: \$ 115,000

16108 W JEFFERSON ST Goodyear 85338-

Lot #: **650**

Area/Grid: **320 / Q28**

Beds/Baths: **3 / 2**

AN: **500-50-744-**

FE: **32R2G**

Photos: **2**

Listed by: **Christopher Smith (CS501)**

Office: **602-393-4458**

Home:

Sonoran Mountain Realty, LLC(SNMR01)

Open House: **No**

Hun Block: **900N**

SF: **1,159 / Assessor**

Lot Size: **1-7,500**

Year Built: **1999**

Pool: **No**

Email: **chadbear7@aol.com**

Mobile: **623-261-9248**

Pager:

Directions: VAN BUREN AND WILDFLOWER I-10 W TO ESTRELLA, LEFT ON ESTRELLA, R ON VAN BUREN, L ON 158TH, R ON HARRISON, R ON SHOOTING STAR, L ON JEFFERSON

THIS HOME HAS A LOT OF POTENTIAL, LARGE BACKYARD WITH OPEN LIVING SPACE INSIDE. ESTABLISHED SUBDIVISION IN GROWING AREA, CLOSE TO SCHOOLS, SHOPPING, AND ENTERTAINMENT, INCLUDING SOON TO BE ESTRELLA FALLS MALL AND SPRING TRAINING STADIUM. TO BE SOLD AS-IS, NO SPDS OR CLUE.

REALTOR® Remarks: BANK OWNED PROPERTY, ALLOW ADEQUATE RESPONSE TIME. SELLER IS OFFERING \$2,000 BONUS TO SELLING AGENT AND \$3,000 BUYER CLOSING COST CREDIT. lockbox code 3545

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant, Lockbox-Not ARMLS**

Owner/Occupant: **CLIENT OF SONORAN / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-536-3113**

Compensation: SA: **No / 0** BB: **Yes / 2.75%**

Variable Commission: **No**

Property Information

Subdivision: **WILDFLOWER RANCH**

Township - Range - Section: - -

Builder: **DONROS**

Master BR: **0X0**

BR 2: **0X0**

BR5: **0X0**

LR: **0X0**

Kitchen: **0X0**

Den/Other: **0X0**

Marketing Name:

Plat:

Model:

BR 3: **0X0**

Din Room: **0X0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0X0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1001-1200 Sq Ft

Full Bath Master BR

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Washer/Dryer Hook-up Only

Inside Laundry

Skylight(s)

Cable TV Available

Covered Patio(s)

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

APS

SRP

SW Gas

City Water

Sewer-Public

Block Fencing

Possess-By Agreement

All on One Level

HOA Incl-Common Area Maint

HOA Info-None

1st Loan-Conventional

New Fin-Cash

New Fin-Conventional

Disclosures-None

School Information

Elem School: **Wildflower**

Jr High School: **Wildflower**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1306 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$42 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

WILDFLOWER

HOA Telephone Number:

Rec Center: **N//**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **39**

Cumulative Days on Market: **38**

[Archive History Report](#)

Pending Date:

MLS#: 2980356



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2987149 ER **Active** / Residential LP: \$ 115,000

940 E VIA ELENA ST Goodyear 85338-1122 Open House: **No**

Lot #: **45**

Area/Grid: **320 / Q29**

Beds/Baths: **3 / 2**

Hun Block: **900E**

SF: **1,114 / Assessor**

Lot Size: **1-7,500**

Year Built: **1998**

Pool: **No**

AN: **500-03-411-**

FE: **32R2G**

Photos:  **1**

Listed by: **Jose Lopez GRI (JL476)**

Office: **866-834-3524**

Home:

Email: joselopez@flagrealtygroup.com

Mobile: **602-451-2657**

Pager:

Flag Realty Group(FLAG01)

Directions: DYSART & VAN BUREN WEST ON I-10 TO DYSART, SOUTH TO VAN BUREN, WEST TO MANZANITA DRIVE, NORTH TO VIA ELENA STREET, EAST TO HOME.

SHORT SALE OPPORTUNITY!! POPULAR SANTA CRUZ FLOOR PLAN ON OVER 1100 SQ.FT. REMOLDED LIVING ROOM WHICH ADDS 128 SQ.FT. TO HOMES FLOOR PLAN. NEW CARPET AND ARCH DOORWAYS THAT SEPARATE LIVING ROOM FROM DINING ROOM WHICH ADDS TO A MORE SPACIOUS AREA AND COMFORTABLE STAY! CEILING FANS IN ALL BEDROOMS AND IN GREAT ROOM. WATER SOFTENER- REVERSE OSMOSIS CONVEY, UPGRADED NEUTRAL CARPET, LIGHT FIXTURES, GARAGE DOOR OPENER, MINI BLINDS THROUGHOUT, CLOSE TO I-10, SHOPPING AND RESTAURANTS! A MUST SEE!

REALTOR® Remarks: REDUCED PRICE A GREAT OPPORTUNITY IS AWAITING HERE! CALL LISTER, FOR SHOWING INSTRUCTIONS. OWNER/OCCUPIED. PLEASE LEAVE BUSINESS CARD. PLEASE CALL LISTING AGENT FOR CODE. HAPPY SHOWING!!

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Lockbox-Occupied, Call Lister for Code(s)**

Owner/Occupant: **CLIENT OF FLAG REALTY GROUP / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **800-869-5053**

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

Variable Commission: **No**

Property Information

Subdivision: **MANZANITA HEIGHTS MCR 442-31**

Township - Range - Section: - -

Builder: **PRESLEY HOMES**

Master BR: **0X0**

BR 2: **0X0**

BR5: **0X0**

LR: **0X0**

Kitchen: **0X0**

Den/Other: **0X0**

Marketing Name:

Plat:

Model:

BR 3: **0X0**

Din Room: **0X0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0X0**

Fam Room: **0X0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1001-1200 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Refrigerator

Pantry

Washer/Dryer Hook-up Only

Laundry in Garage

Water Softener (Owned)

Soft Water Loop

Cable TV Available

High Speed Internet Available

Great Room

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Electric Door Opener(s)

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

Multi-Pane Windows

APS

City Water

Sewer-Public

City Services

Block Fencing

Cul-De-Sac Lot

Mountain View(s)

North/South Exposure

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Conventional

Lender/Corp Approval Required

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

Items Updated

Flooring/2007/Partial

School Information

Elem School: **Avondale**

Jr High School: **Avondale**

High School: **Agua Fria So. 10-12**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1085 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **102**

Cumulative Days on Market: **102**

Pending Date:

[Archive History Report](#)

MLS#: 2987149



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM



2994940 ER Active / Residential LP: \$ 115,000

16168 W Hadley ST Goodyear 85338-

Open House: **No**

Lot #: **192**

Area/Grid: **320 / Q28**

Hun Block: **16100W**

Beds/Baths: **3 / 2**

SF: **1,159 / Assessor**

AN: **500-05-258-**

Lot Size: **1-7,500**

FE: **32R2G**

Year Built: **1997**

Photos: **6**

Pool: **No**

Listed by: **Gary Colburn (GC151)**

Email: **gary.colburn@azmoves.com**

Office: **623-344-1000**

Mobile: **623-229-4690**

Home: **623-229-4690**

Pager:

Coldwell Banker Residential Brokerage(CBRB16)

Directions: Estrella Parkway & Van Buren I-10 to Estrella Pkwy Exit 126, S to Van Buren, W to Sarival, S to Harrison, E to Wildflower, S to Hadley, E to property

SHORT SALE - Lender Approval Required. Buyer to verify ALL information as seller has never occupied the property. 3 bedroom, 2 bath, vaulted ceilings, Cul-de-Sac location next to great park like common area. Tot Lot near by. Covered Patio, Neutral carpet and tile, Two car garage with electric opener.

REALTOR® Remarks: **SHORT Sale - Lender Approval Required. Allow time for response. Call listor with any questions. Please leave a card. Thanks for showing.**

Additional Showing, Contact and Compensation Information

To Show: **Buyer Broker-Use Lockbox, Lockbox-Vacant, Vacant**

Owner/Occupant: **Vacant / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **623-344-1001**

Compensation: SA: **No / 0** BB: **Yes / 3.0%**

Variable Commission: **No**

Property Information

Subdivision: **Wildflower Ranch**

Township - Range - Section: **- -**

Builder: **Rosten**

Master BR: **0**

BR 2: **0**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**

Din Room: **0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Washer Included

Dryer Included

Inside Laundry

No Interior Steps

Cable TV Available

High Speed Internet Available

Great Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Electric Door Opener(s)

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Cul-De-Sac Lot

Desert Front

Desert Back

North/South Exposure

Borders Common Area

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Pets Ok (See Remarks)

HOA-No Visible Trucks, Trailers, RV, Boats

HOA-Rental OK (See Remarks)

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

Disclosures-Other (See Remarks)

School Information

Elem School: **Wildflower**

Jr High School: **Avondale**

High School: **Desert Edge**

Elem School District: **44**

High School District: **216**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1427 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$38 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **14**

Cumulative Days on Market: **14**

[Archive History Report](#)

Pending Date:



A great home at the end of the Cul-de-Sac. Next to a huge green belt



The kitchen offers a range, microwave, dishwasher and refrigerator.



Inside Laundry - Washer and Dryer are included.



The Great Room is spacious for family living!



A covered patio to enjoy your morning coffee.



Wildflower Ranch is a great community near all the new development in Goodyear!



2999182 ER **Active** / Residential LP: \$ 115,000

17747 W LANGER LN Surprise 85388-8701

Open House: **No**

Lot #: **11**

Area/Grid: **313 / L27**

Hun Block: **15000N**

Beds/Baths: **3 / 2.5**

SF: **1,298 / Assessor**

AN: **502-89-152-**

Lot Size: **1-7,500**

FE: **32.5RD2G**

Year Built: **2006**

Photos: **6**

Pool: **No**

Listed by: **Kendra M Gray (KC304)**

Email: **kendra@kendragray.com**

Office: **480-998-6000**

Mobile: **480-272-3555**

Home:

Pager:

RE/MAX All Stars(RSTR01)

Directions: Loop 303 & Greenway Loop 303 & Greenway See Remarks, tricky to find without, may want to print or view tax aerial for reference.

Great location Close to all west valley business districts and the soon to be new 303 freeway. This house has been upgraded nicely with ceramic tile in kitchen, entryway, & bathrooms. Loop 303 & Greenway West on Greenway past Cotton to 173rd Lane, South to Vista Verde, west onto Sierra Montana to 177th, south to Langer, park in common area on south side, 2nd house back.

REALTOR® Remarks: Short Sale. Buyer to verify all facts and figures. Please use Empire Title 602.678.5000/602.678.5007 Please waive SPDS/CLUE in contract. Commission what banks allows for short, sorry! As-Is & SS Addendum.

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant**

Owner/Occupant: **Vacant 480-272-3555 / Vacant**

Co-List Agent:

Home: **480-656-5881**

Email:

Mobile:

Pager:

Other Office Phone:

Office Fax: **480-445-9942**

Compensation: SA: **No / 0** BB: **Yes / 2%**

Variable Commission: **Yes**

Property Information

Subdivision: **Sierra Montana**

Township - Range - Section: - -

Builder: **Vantage Homes**

Master BR: **0**

BR 2: **0**

BR5: **0**

LR: **0**

Kitchen: **0**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**

Din Room: **0**

Planned Community Name:

Block:

Fenced: **No**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Two Levels

Fee Simple

1201-1400 Sq Ft

Full Bath Master BR

Double Sinks

No Fireplace

No Private Pool

Spa - None

Formal Dining Room

Range/Oven

Dishwasher

Disposal

Microwave

Washer/Dryer Hook-up Only

Cable TV Available

Great Room

Covered Patio(s)

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

SW Gas

City Water

Sewer-Private

No Fencing

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Lender/Corp Approval Required

New Fin-Cash

New Fin-CTL

New Fin-VA

New Fin-FHA

New Fin-Conventional

Disclosures-None

Disclosures-Other (See Remarks)

School Information

Elem School: **Sunset Hills**

Jr High School: **Sunset Hills**

High School: **Willow Canyon**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$ 115,000**

Taxes/Year: **\$1132 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **7**

Pending Date:

Cumulative Days on Market: **6**

[Archive History Report](#)

MLS#: 2999182



Prepared by: [Gregory Swann ABR](#)
[CRS GRI](#)

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

Wed, Jun 4, 2008 02:08 PM