

2961262 ER Active / Residential LP: \$ 60,000 Photos: 

3527 W Quail AVE Glendale 85308-2007

Year Built: 1975

Lot #: 374 Area/Grid: 202 / K33

Hun Block: 21500N

AN: [206-20-074-](#)

Beds/Baths: 2 / 1.5

Pool: No

SF: 1,232 / Assessor

FE: 21.5ED

Listed by: [Cathleen Collins GRI](#) (cc341)

Lot Size: 10,001-12,500

Email: cathleen@bloodhoundrealty.com

Office: 602-504-1256

Home: 602-369-9275

Mobile: 602-740-7531

Pager:

[BloodhoundRealty.com](#) (BHND01)

Directions: 35th Ave & SR 101 Take 101 to 35th Ave Exit. North to Quail (6th street on Left). West to property on south (left) side of street.

Grab a piece of raw desert before it's all gone... We wish this property were in better shape. But you have the chance to snag piece of raw desert at a bargain price. You'll be tucked between Adobe Mountain and the Deer Valley Mountain preserve -- with your own lush desert garden, with mature specimens of a number of different succulents. Plus you'll be right in the heart of everything -- a short hop to the I-17 or SR -101 Freeways. The downside: The structure needs to be replaced or massively repaired, and the lot needs to be cleared. But if you're willing to trade sweat equity for an incomparable piece of land, you can buy your own desert retreat at an incredible price.

REALTOR® Remarks: Structure conveys at No Value, No Warranties, sold 'As Is' 'Where Is.' Include 'AS IS ADDENDUM' with offer. No SPDS. Owner in nursing home. Sale managed by Attorney-in-Fact.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: **Client of BloodhoundRealty.com / Vacant**

Co-List Agent: [Gregory Swann ABR CRS GRI](#) (GS124)

Home: 602-740-7531

Mobile: 602-740-7531

Email: gregswann@bloodhoundrealty.com

Pager:

Other Office Phone:

Office Fax: 602-504-1353

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

Variable Commission: No

Property Information

Subdivision: **JADE PARK NORTH 3**

Marketing Name: **Desert Retreat**

Planned Community Name:

Builder: **Unknown**

Model: **Double-wide**

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: **Yes**

Manufactured/Mobile Housing

Pantry

SW Gas

HOA Info-None

Single Level

Washer/Dryer Hook-up Only

City Water

1st Loan-Treat as Free & Clear

Fee Simple

Fix-Up (Needs Repair)

Septic

New Fin-VA

Other (See Remarks)

Mobile-Multi Wide

Septic In and Connected

New Fin-FHA

1201-1400 Sq Ft

Other (Remarks)

City Services

New Fin-Conventional

3/4 Bath Master BR

Frame/Metal Construction

Chain Link Fencing

Agency Disclosure Required

Master BR Walk-In Closet

Painted Finish

Desert Front

Disclosures-None

No Fireplace

Metal Roof

Desert Back

No Private Pool

Evaporative

North/South Exposure

Spa - None

Gas Heat

Possess-Close of Escrow

Formal Dining Room

APS

No Association Fee

County: **Maricopa**

County Book/Page: **146-48**

Twn-Rng-Sct:

Latitude: **33.679484150495604**

Longitude: **-112.13677971428349**

Plat:

Block:

TimeShare Week Available:

External Mktg:

Photo Code:

Fenced: **Chain Link Fencing**

Internet: **Y**

School Information

Elem School: **Park Meadows**

Jr High School: **Deer Valley Middle**

High School: **Goldwater, Barry**

Elem School District: **97**

High School District: **97**

Financial Information

Equity: **\$ 60,000**

Taxes/Year: **\$ 576 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Total Encumbrances: **\$**

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

Listing and Sales Information

List Date: **3/28/2008**

Expire Date: **6/30/2008**

Back on Mkt:

Entry Date: **3/28/2008**

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: **\$**

Pymt Type:

Closing Cost Split:

Original List Price: **\$ 60,000**

Agent Days on Market: **0**

Pending Date:

Cumulative Days on Market: **0**

Prepared by: [Cathleen Collins GRI](#)

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

Fri, Mar 28, 2008 10:44 AM