


2323432 ER Sold / Residential LP: \$ 289,000 SP: \$ 305,000 Photos:  6

113 E EL CAMINITO DR Phoenix 85020-3503

Area/Grid: 206 / M34

Beds/Baths: 3 / 2

Listed by: Rick C Krussman (RK096)

Office: 602-997-7324

Realty Executives(REAX16)

Pool: No

Home: 602-997-4232

Hun Block: 8350N

SF: 1,839 / Assessor

Mobile: 602-997-4232

Year Built: 1969

AN: 160-53-116-

FE: 32FRD2G

Email: rkrealtor@aol.com

Pager: 602-997-7324

Directions: CENTRAL &amp; NORTHERN NORTH ON CENTRAL TO GRISWOLD, EAST TO 1ST STREET, NORTH TO EL CAMINITO, EAST TO 3RD HOUSE ON RIGHT.

NORTH CENTRAL, BLOCK, HALLCRAFT COURTYARD-ENTRY HOME ON TUCKED AWAY STREET JUST OFF CENTRAL. BEAUTIFUL CANAL & BRIDAL PATHS CLOSE BY. SPLIT MASTER PLAN WITH RE-DONE GALLEY KITCHEN, UPDATED BATHS. STEP DOWN LIVING ROOM OFF FOYER, STEP UP DINING ROOM ADJOINS KITCHEN & FAMILY ROOM WITH LARGE ARCADIA DOOR TO BACKYARD. TWO GOOD SIZED BEDROOMS ON WEST SIDE OF HOME WITH NICE BATH. CARPET NEEDS REPLACING. VERY LARGE LAUNDRY ROOM CAN DOUBLE AS BUTLER'S PANTRY. HOME NEEDS SOME TLC & UPDATING. PRICED & SELLING IN AS-IS CONDITION FOR QUICK SALE. LOTS OF CLOSET & STORAGE SPACE, NORTH/SOUTH EXP, SPRINKLER SYSTEMS BACK & FRONT. QUICK CLOSE DESIRED.

REALTOR® Remarks: LOCKBOX VACANT, SHOW ANYTIME. SELLER WILL NOT DO REPAIRS. PLEASE ALLOW AMPLE TIME AS SELLER IS OUT OF STATE. THANKS FOR SHOWING.

**Additional Showing, Contact and Compensation Information**

To Show: Lockbox-Vacant, Vacant

Owner/Occupant: CHARLES MANDEL / Vacant

Co-List Agent:

Email:

Other Office Phone: 602-997-7324

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

Home:

Mobile:

Pager:

Office Fax: 602-997-2455

Variable Commission: Yes

**Property Information**

Subdivision: TERRY TERRACE RE-AMENDED

Marketing Name:

Builder: HALLCRAFT

Lot #: 3

Master BR: 16x13

BR5: 0

Kitchen: 11x9

Lot Size: 7,501-10,000

BR 2: 13x11

LR: 17x13

Den/Other: 19x6

Planned Community Name: NORTH CENTRAL HIDEAWAY

Model: SPLIT MASTER

Fenced: Yes

BR 3: 11x10

Din Room: 9x9

Phys Challengd:

BR 4: 0

Fam Room: 21x13

Horses: No

**Single Family-Detached**

Single Level

Fee Simple

Ranch

1801-2000 Sq Ft

3/4 Bath Master BR

Master Bedroom Split

No Fireplace

No Private Pool

Spa - None

Formal Dining Room

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Washer/Dryer Hook-up Only

Inside Laundry

Cable TV Available

High Speed Internet Available

Security System - Owned

Family Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

Children's Play Area

2 Car Garage

Electric Door Opener(s)

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Wood Fencing

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free &amp; Clear

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.558056

TimeShare Week Available:

Internet: Y

Longitude: -112.072096

External Mktg:

County Book/Page:

Plat:

Photo Code: Photo Submitted

Twn-Rng-Sct:

Block:

Fenced: Block Fencing, Wood Fencing

**Items Updated**

Roof/1995/Full

**School Information**

Elem School: Desert View

Elem School District: 6

Jr High School: Royal Palms

High School: Sunnyslope

High School District: 205

**Financial Information**

Equity: \$ 289,000

Taxes/Year: \$1528 / 2004

Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

**Listing and Sales Information**

List Date: 6/7/2005

Entry Date: 6/7/2005

Sales Office/Code: Homesmart / CRIL01

Sales Agent/Code: Kenneth C Totlis/kt082

Sales Price: \$ 305,000

Original List Price: \$ 289,000

Expire Date: 11/27/2005

Off Mkt: 6/14/2005

Loan Type: Cash

Loan Yrs: 0

Pymt Type: Other

Agent Days on Market: 7

Cumulative Days on Market: 7

Back on Mkt:

Contract Date: 6/9/2005

COE Date: 6/17/2005

Pts Seller: 0 Buyer: 0

Closing Cost Split: N

Pending Date: 6/14/2005

Prepared by: Gregory Swann

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

Thu, Nov 3, 2005 11:54 AM