

11553 W OLIVE DR Avondale ° 85323-4117

Area/Grid: 323 / P30

Beds/Baths: 3 / 2

Pool: No

Listed by: Gregory Swann (GS124)

Office: 602-944-2100

Home: 602-740-7531

Hun Block: 2000N

SF: 1,255 / Assessor

Mobile: 602-740-7531

Year Built: 1991

AN: 501-73-142-

FE: 32FR2G

Email: GregSwann@BloodhoundRealty.com

Pager: 602-740-7531

Prestige Realty(PSTG01) °

Directions: Indian School and 111th Av ° South on 111th to Garden Lakes Pkwy, turn right and follow around to Olive (.75 mile), right to property on your left.

Welcome to picture-postcard-perfect Arizona! This home is light, bright and open, flowing from the greatroom to the dining room to the spacious kitchen. All new tile in traffic areas with new carpets in bedrooms being installed now. The bedrooms are split, and the backyard is great for relaxing in the shade. Stroll along the Garden Lakes amenities, shop at fine stores (with a brand new mall coming soon), bike to great schools--all with two freeways to ease your commute. Appreciation is off the charts. Act now or regret it later. More info and photos at http://www.BloodhoundRealty.com/Olive/ Listing agent will pay for ORHP home warranty.

REALTOR® Remarks: Great home for owners or investors. CLA with all offers. Please use Angelica Rodriguez at Fidelity Title, 602-346-3500. One seller is out of town. All offers to be presented Monday 4/11 at 7 pm.

Additional Showing, Contact and Compensation Information

To Show: Call Lister, Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied

Owner/Occupant: Client of Bloodhound 520-481-5444 / Owner

Co-List Agent: Cathleen Collins(CC341)

Home: 602-369-9275

Mobile: 602-369-9275

Email: Cathleen@BloodhoundRealty.com

Pager: 602-369-9275

Other Office Phone: 602-740-7531

Office Fax: 602-504-1353

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

Variable Commission: No

Property Information

Subdivision: Garden Lakes Parcel 23

Marketing Name: Great Investment!

Builder: Continental

Planned Community Name: Garden Lakes

Model: Great Location!

Fenced: Yes

Lot #: 109

Lot Size: 1-7,500

Master BR: 0x0

BR 2: 0x0

BR 3: 0x0

BR 4: x

BR5: x

LR: 0x0

Din Room: 0x0

Fam Room: 0x0

Kitchen: 0x0

Den/Other: x

Phys Challengd:

Horses: No

Single Family-Detached

Washer Included

Multi-Pane Windows

HOA-Professionally Managed

Single Level

Dryer Included

SRP

1st Loan-Other (Remarks)

Fee Simple

Laundry in Garage

City Water

Home Warranty

Spanish

Vaulted Ceiling(s)

Sewer-Public

New Fin-Cash

1201-1400 Sq Ft

Cable TV Available

City Services

New Fin-VA

Full Bath Master BR

High Speed Internet Available

Block Fencing

New Fin-FHA

Master Bedroom Split

Patio

Lake Subdivision

New Fin-Conventional

No Fireplace

Covered Patio(s)

Desert Front

Seller Disclosure Available

No Private Pool

2 Car Garage

Desert Back

Agency Disclosure Required

Spa - None

Frame/Wood Construction

Mountain View(s)

Formal Dining Room

Painted Finish

North/South Exposure

Range/Oven

Stucco Finish

Possess-Close of Escrow

Dishwasher

All Tile Roof

HOA Incl-Common Area Maint

Disposal

Refrigeration

HOA-Pets Ok (See Remarks)

Refrigerator

Electric Heating

HOA-FHA Approved Project

Pantry

Ceiling Fan(s)

HOA-VA Approved Project

County: Maricopa

County Book/Page: 318-42

Twn-Rng-Sct: 2N 1W 25

Latitude: 33.481503

Longitude: -112.307487

Plat:

Block:

TimeShare Week Available:

Internet: Y

External Mktg:

Photo Code: Photo Submitted

Fenced: Block Fencing

Items Updated

Flooring/2005/Full

School Information

Elem School: Garden Lakes

Jr High School: Garden Lakes

High School: Westview

Elem School District: 92

High School District: 214

Financial Information

Equity: \$170,000

Taxes/Year: \$ 1082 / 2004

Downpayment: 0

HomeOwnerAssociation: Yes / \$185 / Semi-Annually

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: 4/1/2005

Expire Date: 7/1/2005

Back on Mkt:

Entry Date:

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: \$

Agent Days on Market: 2

Pending Date:

Cumulative Days on Market: 0

Prepared by: Gregory Swann

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

Sun, Apr 3, 2005 01:27 PM