


Client Report (1)

12387 W LINCOLN ST Avondale, AZ 85323

\$950

 <p>©2011 ARMLS</p>	4542416 Residential Rental		Single Family - Detached		Active
	Beds/Baths: 3 / 2 SF: 1,524 / Builder Year Built: 2004 Pool: None EF: 32RO2G Lot Size: 1 - 7,500 Level: Single Level Furnished?: Unfurnished		Date Available: 02/23/2011 Subdivision: Coldwater Springs Tax Municipality: Avondale Marketing Name: Planned Cmty Name: Coldwater Springs Model: Lavender Builder Name: Fulton Homes Hun Block: 0 N Map Code/Grid: Q29 Bldg Number:		
	Ele Sch Dist: 065 - Littleton Elementary District Elementary School: Collier Jr. High School: Collier		High School Dist #: 214 - Tolleson Union High School District High School: Tolleson Union High		
Cross Streets: Avondale Boulevard (115th Avenue) & I-10 Directions: South on Avondale Boulevard to Coldwater Springs Boulevard. West past Collier School and the Coldwater Springs Parks to 124th Avenue. South to your new home on the Southeast corner of Lincoln Street.					
Public Remarks: Everything's new again! This home has been restored to builder-new condition: New paint, new carpet, all new appliances -- range, microwave, dishwasher and refrigerator -- new ceiling fans, new window treatments. The property is a block away from the nicely-equipped Coldwater Springs Park, and it's just a short walk or bike ride to Collier Elementary School, with no busy streets to cross. Easy access to shopping and to the I-10 Freeway. If you're looking for a pristine, squeaky-clean rental home, make your move. This opportunity won't last long.					
Master Bedroom x x		Bedroom 2 x x		Bedroom 3 x x	
				Kitchen x x	
				Great Room x x	
Features		Room Details		Construction & Utilities	
Approx SqFt Range: 1,401 - 1,600 Features: 9+ Flat Ceilings Fireplace: No Fireplace Parking: 2 Car Garage; Electric Door Opener RV Parking: RV Gate Pool - Private: No Pool Spa - Private: None Horses: N Property Description: Golf Course Subd Landscaping: Gravel/Stone Back; Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Complex Features: Biking/Walking Path; Children's Playgrnd; Golf Course; Near Bus Stop Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security System Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws		Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Master Bedroom Split; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None Window Coverings: Blinds; Vertical Blinds Flooring: Carpet; Tile Carpet Color: Taupe		Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	
				Tax & Lease Information County Code: Maricopa AN: 500-92-596 Lot Number: 65 Town-Range-Section: 1N-1W-11 Cty Bk&Pg: 566-24 Rent Payable: Property Manager Possession (Rentals): Immediate Disclosures: Agency Disc Req Form Required: Listers; Credit Rpt Listers Rental Tax Percent: 3 Rent Includes: Association Fee Lease Information: 12 Month Minimum; Management - Broker; No Smoking Allowed Pets: Lessor Approval	
Deposit Information					
Earnest Deposit: \$500 Earnest Dep Payable: Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker		Security Deposit: \$950		Credit Check Amount: \$25	
Cleaning Deposit/Fee: \$200		Pet Deposit/Fee: \$200		Pre-Paid Lst Mth Rnt: \$0	
Fully Refundable Dep: Security Deposit		Prtl Refundable Dep: None		Non-Refundable Dep: Cleaning Deposit; Pet Deposit	
Listing Dates		Price Info		Listing Contract Info	
CDOM/ADOM: 4 / 4		Lease (List) Price: \$950		Special Listing Cond: N/A	
Listed by: BloodhoundRealty.com (bhnd01)					

Prepared by Greg Swann,

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